

RECEIVED

HOUSING COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

REVISED

2016 FEB 12 AM 8: 32

CITY SECRETARY
DALLAS, TEXAS

TUESDAY, February 16, 2016
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
11:00 A.M. – 12:30 P.M.

Chair, Councilmember Scott Griggs
Vice-Chair, Councilmember Carolyn King Arnold
Mayor Pro Tem Monica R. Alonzo
Councilmember Tiffinni A. Young
Councilmember Mark Clayton
Councilmember Casey Thomas, II

Call to Order

1. Approval of Minutes

BRIEFINGS

2. A Toolkit of Options to Encourage Mixed-Income Housing
All Districts
Linda McMahon
President & CEO
Texas Real Estate Council
3. Accessory Dwelling Units
All Districts
David Cossum
Director
Sustainable Development & Construction

4. **UPCOMING AGENDA ITEMS**

February 24, 2016

- A. Agenda Item: Authorize the first amendment to the contract with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for an Innovation Center for the period October 1, 2015 through September 30, 2016 - Not to exceed \$150,000, from \$15,599,144 to \$15,749,144 – *Districts All*
- B. Agenda Item: Authorize a public hearing to be held on March 23, 2016 to receive comments on the proposed sale of ten unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any – *District – 7*

A quorum of the City Council may attend this Council Committee meeting

- C. Addendum Item: Authorize an amendment to Resolution No. 15-0780, previously approved on April 22, 2015, for a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation for construction of four affordable single family homes for the Townhomes Project to be located at 2825 South Boulevard – *District 7*

Adjourn



Scott Griggs, Chair
Housing Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Combined Economic Development & Housing Committee DRAFT

**Meeting Record
February 1, 2016**

The Economic Development Committee meetings are recorded. Agenda materials and audiotapes may be reviewed/copied by contacting the Office of Economic Development, Staff Coordinator at 214-670-1686.

Meeting Date: February 1, 2016

Meeting Start time: 10:01 AM (Housing)

Meeting Start time: 10:09 AM (Economic Development)

Committee Members Present:

Rickey D. Callahan (Chair)
Casey Thomas, II (Vice Chair)
Lee M. Kleinman
B. Adam McGough
Carolyn King Arnold
Adam Medrano

Scott Griggs (Chair)
Carolyn King Arnold (Vice Chair)
Tiffinni A. Young
Monica R. Alonzo
Mark Clayton
Casey Thomas, II

Other Council Members Present:

Erik Wilson
Philip Kingston

Staff Present:

Ryan S. Evans, First Assistant City Manager,
City Manager's Office
Karl Zavitkovsky, Director, Office of Economic
Development
Karl Stundins, Manager, Office of Economic
Development
Sue Hounsel, Sr. Coordinator, Office of
Economic Development
Bernadette Mitchell, Director, Housing and
Community Services

Other Presenters:

Sherman Roberts, CEO/Owner, City Wide
Community Development Corporation

1. Approval of January 19, 2016 Minutes of the Economic Development Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: Mr. Thomas

Motion seconded by: Mr. McGough

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

2. Approval of January 19, 2016 Minutes of the Housing Committee

Presenter(s):

Action Taken/Committee Recommendation(s): Motion made to approve the minutes

Motion made by: Ms. Young

Motion seconded by: Mr. Thomas

Item passed unanimously: X

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Follow-up (if necessary):

3. Bishop Arts Station Project (Alamo Manhattan) Oak Cliff Gateway TIF District

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): Motion made to recommend the item to full council

Motion made by: Mr. Medrano

Motion seconded by: Mr. McGough

Item passed unanimously: _____

Item passed on a divided vote: X (Mr. Thomas voting NO)

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Review of Tax Increment Financing Policy and Applicability of Encouraging Mixed Income Housing

Presenter(s): Karl Zavitkovsky, Director, Office of Economic Development

Action Taken/Committee Recommendation(s): No Action Taken

Motion made by:

Motion seconded by:

Item passed unanimously: _____

Item passed on a divided vote: _____

Item failed unanimously: _____

Item failed on a divided vote: _____

Follow-up (if necessary):

4. Upcoming Agenda Items

February 10, 2016

Office of Economic Development

- A. Authorize a real property tax abatement agreement with ATC Realty Investments, LLC US and its affiliate Premier Truck Group, granting an eight-year abatement of 75 percent of the taxes on added value to the real property for the purpose of assisting in the development of a new body shop facility located on 17.2 acres at 4500 Langdon Road, Dallas, Texas within the International Inland Port of Dallas (IIPOD) and a Texas Enterprise Zone in accordance with the City's Public/Private Partnership Program - Revenue: First year revenue estimated at \$17,933; eight-year revenue estimated at \$143,464 (Estimated revenue forgone for the eight-year real property abatement is \$430,384)

Sustainable Development & Construction

- B. Authorize an amendment for a seven-year lease agreement with Cash Flow Management, Inc. for approximately 3,600 square feet of office space located at 1110 South Santa Fe Trail, Duncanville, TX to be used as a Women, Infants and Children Clinic for the period April 1, 2016 through March 31, 2023 - Not to exceed \$429,264 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)
- C. An ordinance granting a private license to 400 S. Record Street LLC for a total of approximately 13,006 square feet to occupy, maintain and utilize portions of Wood, Market, Young and Record Streets right-of-way, near the intersection of Young and Market Streets - Revenue: \$3,300 one-time fee, plus the \$20 ordinance publication fee

Housing

- D. Authorize (1) the sale of the property located at 5444 Gaston Avenue, containing 11 apartment units, (the "Property") from Central Dallas Community Development Corporation to Azur Commercial Capital, LLC; and (2) the assumption by Azur Commercial Capital, LLC, of the remaining balance of the loan, originally made in 2004 for the rehabilitation of the Property owned by Central Dallas Community Development Corporation to the City of Dallas in the amount of \$17,779 – *District 14*
- E. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Aledo Construction Plus for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Aledo Construction Plus; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 2*
- F. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by DFW Projects, LLC for the construction of affordable houses; (2) the sale of 5 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to DFW Projects, LLC; and (3) execution of a release of lien for any non-tax liens on the 5 properties that may have been filed by the City – *District 6*
- G. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Jose Segovia for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to Jose Segovia; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 4*
- H. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KH Solutions, Inc. for the construction of an affordable house; (2) the sale of 1 vacant lot (list attached) from Dallas Housing Acquisition and Development Corporation to KH Solutions, Inc.; and (3) execution of a release of lien for any non-tax liens on the 1 property that may have been filed by the City – *District 6*
- I. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by King Home Builders, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to King Home Builders, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 4*
- J. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by KW New Vision Properties and Land, Inc. for the construction of an affordable house and (2) the exchange of deed restrictions from 1 lot previously purchased from the Dallas Housing Acquisition and Development Corporation to 1 comparable lot owned by the developer (list attached) – *District 4*
- K. Authorize (1) approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Optimum Real Estate and Construction Group, LLC for the construction of affordable houses; (2) the sale of 4 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Optimum Real Estate and Construction Group, LLC; and (3) execution of a release of lien for any non-tax liens on the 4 properties that may have been filed by the City – *District 6*
- L. Authorize an amendment to Resolution No. 15-0169, previously approved on January 28, 2015, for a conditional grant agreement with KKBK Properties, LLC, or its wholly owned subsidiary, for the Hatcher Gardens Project for construction of commercial and residential units at 4002 Hatcher Street to extend the completion date from December 31, 2015 to December 31, 2016 – *District 7*

- M. Authorize a grant agreement with CitySquare in the amount of \$770,362 to provide expanded housing services for temporary shelters through outreach and housing units to homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*
- N. Authorize a grant agreement with Shelter Ministries of Dallas dba Austin Street Center in the amount of \$227,025 to provide expanded services with an intense, longer term transitional shelter program for homeless men and women with the addition of a Women's Day Resource Program, Housing Readiness Program and After Care Services through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*
- O. Authorize a grant agreement with Turtle Creek Manor dba Turtle Creek Recovery Center in the amount of \$290,315 to provide residential treatment for homeless individuals through the Texas Department of State Health Services Healthy Community Collaborative for the period January 1, 2016 through August 31, 2016 – *Districts All*

Office of Financial Services

- P. Authorize an extension through September 30, 2016 for Community Development Block Grant (CDBG) funded projects which have not met the twelve-month obligation or twenty-four-month expenditure requirement – *District N/A*

Action Taken/Committee Recommendation(s): Motion made to recommend all the items to full council

Motion made by: Mr. Griggs

Item passed unanimously: _____

Item failed unanimously: _____

Motion seconded by: Mr. Medrano

Item passed on a divided vote: X (Mr. Kleinman voting NO)

Item failed on a divided vote: _____

Follow-up (if necessary):

Meeting Adjourned: 12:00 Noon

Approved By: _____

Memorandum



CITY OF DALLAS

DATE February 12, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT A Toolkit of Options to Encourage Mixed-Income Housing

On Tuesday, February 16, 2016, you will be briefed on A Toolkit of Options to Encourage Mixed-Income Housing. A copy of the briefing is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council



A Toolkit of Options to Encourage Mixed-Income Housing



TREC Presentation to the
Dallas City Council Housing Committee

February 16, 2016

The Challenge

Can we address a regional issue through a local solution?

The Response

Dallas can be a leader in solving this challenge, but it cannot be done alone.

Our Strategy

Create a toolkit of options designed to encourage mixed-income housing.

The Result

A predictable process for creating a vibrant community that is more inclusive and sustainable over time.

Executive Summary

The housing crisis is a complex and challenging issue facing our city. There is no magic bullet nor a one-size-fits-all solution.

Addressing the crisis and providing affordable housing to our community will require a variety of tools. Recognizing the constraints, we suggest a set of recommendations that prioritize providing options, flexibility and predictability, as we believe this will ultimately produce the greatest number of affordable units. These options may be used independently or in tandem since gap financing is necessary to produce affordable units.

Our recommendations focus on multifamily housing and offer a toolkit of options to encourage mixed income housing and affordable housing targeted to households with incomes between 80% to 140% of AMI.

Overview of TREC Process

- Formed Working Group of Industry Experts
 - *Met Weekly for 4 months*
- Compared and Analyzed Best Practices of 17 Cities Across the Country
- Consulted with the Ron Terwilliger Foundation, National Multifamily Housing Council, City staff, and Councilmembers
- Identified Current Location of Affordable Housing Properties, Relevant Zoning Designations and City-owned Land Through Interactive Regional and Local Maps.
 - *Statistical Data Mapped*
- Compiled Recommendations and Tested Them Using Real-life Examples

Affordable Housing Working Group

Stephen Bancroft, Trammell Crow Residential

Mary Ann Barnett, Butler Burgher Group

Brandon Bolin, Ground Floor Development

Britton Church, JLB Partners

Macey Davis, The Davis Advocates

Vance Detwiler, Prescott Realty Group

Myron Dornic, Jackson Walker

Matt Enzler, Trammell Crow Residential

Shannon Field, Jackson Walker

Justin Goertz, Marvin F Poer & Company

Gerry Hedgecock, Crow Holdings

Stephanie Keller Hudiburg, The Real Estate Council

Matty Jones, Coats Rose

Suzan Kedron, Jackson Walker

Kennis Ketchum, Portfolio Development

Scott Krikorian, Trammell Crow Company

Blanca Laborde, Attorney at Law

Linda McMahon, The Real Estate Council

Susan Mead, Jackson Walker

Brian Mullen, Streetlights Residential

Robert Munding, Commit!

Claire Palmer, The Law Offices of Claire G Palmer

Rick Perdue, Mill Creek Residential

Katy Slade, Gables Residential

Neal Sleeper, Cityplace Company

Pamela Stein, ULI North Texas

Jonathan Vinson, Jackson Walker

Bob Voelker, Streetlights Residential

Reviewed Cities

Austin, TX

Houston, TX

Fort Worth, TX

New York, NY

San Diego, CA

San Jose, CA

Washington, DC

Chicago, IL

Boston, MA

Denver, CO

Boulder, CO

Seattle, WA

Portland, OR

Miami, FL

West Palm Beach, FL

Phoenix, AZ

Philadelphia, PA

What Does “Affordable” Mean?

What Is Affordable Housing?

- Affordable housing is commonly defined as housing for which the occupants are paying no more than 30% of their gross income for housing costs, including utilities, as defined by HUD.
- According to the American Community Survey conducted by the U.S. Census Bureau, nearly 50% of Dallas County renters were paying more than 30% of their income for housing. (Source: US Census, ACS 3-year Estimates, 2011-2013)
- Affordability assumptions are based on Dallas Metropolitan Statistical Area Median Income (see Addendum for definition of AMI) for a family of 4, as established by HUD. FY 2015 AMI is \$70,400.

What is Mixed-Income Housing?

- Mixed income housing contributes to the diversity and stability of American communities.
- According to HUD, a mixed-income housing development is generally comprised of housing units with a mix of market-rate housing and varying levels of affordable housing (at or below 140% AMI).
- The “mix” can differ from community to community based on the local housing market and marketability of the units themselves.
- Research shows that mixed-income communities that result in socio-economically diverse schools contribute to higher performance of low-income students.
- Sound policy will encourage mixed-income housing.

2015 Median Family Income

Fiscal Year 2015 Median Family Income

Dallas Region

Area Median Income (AMI)	Income Level	Dollar Amount by Family Size			
		1	2	3	4
30%	Extremely Low Income	\$14,800	\$16,900	\$20,090	\$24,250
50%	Low Income	\$24,650	\$28,200	\$31,700	\$35,200
60%	Moderate Income	\$29,568	\$33,792	\$38,016	\$42,240
67%		\$33,018	\$37,734	\$42,451	\$47,168
80%		\$39,450	\$45,050	\$50,700	\$56,300
100%	Average	\$49,280	\$56,320	\$63,360	\$70,400
120%	Middle Income	\$59,136	\$67,584	\$76,032	\$84,480
140%		\$68,992	\$78,848	\$88,704	\$98,560

Source: City of Dallas Neighborhood Plus Plan, HUD FMR Area Estimates for the Dallas Area 2015

Note: "Dallas Region" indicates the Dallas, TX HUD Metro FMR Area, so all information presented here applies to all of the Dallas, TX HUD Metro FMR Area. The Dallas, TX HUD Metro FMR Area contains the following areas: Collin County, TX; Dallas County, TX; Delta County, TX; Denton County, TX; Ellis County, TX; Hunt County, TX; Kaufman County, TX; and Rockwall County, TX.

How Does AMI Apply?

It is important to note that in higher density areas like Uptown and Downtown Dallas, most apartments are studio, 1-bedroom and 2-bedroom units.

Generally, these units are intended for up to three persons. Therefore, the income levels in the next slide reflect the actual income of the rental population.

Example Occupations by Income

City of Dallas Example Wage Ranges by Occupation

Occupation	Minimum Wage - Maximum Wage	Maximum Affordable Rent Range (30%)	AMI Range (Family of 3)
Police	\$44,658 - \$105,541	\$1,116-\$2,638	>67% to >140%
Fire	\$44,658 - \$105,541	\$1,116-\$2,638	>67% to >140%
Teacher	\$47,000 - \$78,200	\$1,175-\$1,955	>67% to >120%

Sources:

http://dallascityhall.com/departments/humanresources/DCH%20Documents/pdf/CompClass_FirePaySchedule_AttachB.pdf
http://dallascityhall.com/departments/humanresources/DCH%20Documents/pdf/CompClass_PolicePaySchedule_AttachB.pdf
<http://www.dallasisd.org/cms/lib/TX01001475/Centricity/Domain/110/DISD%202015-2016%20Salary%20Handbook%20FINAL.pdf>

Average Rents In Dallas Vary by Area

One Size Does Not Fit All

The average rent in Dallas for a 2-bedroom apartment is \$1,560, as of February 2016.

2015 MF Rental Data					
Submarket	Effective Rent	1BR Rent	2BR Rent	3BR Rent	4BR Rent
Downtown/West End Historic	\$1,999	\$1,714	\$2,415	\$3,168	N/A
Uptown/Oak Lawn	\$1,448	\$1,156	\$1,813	N/A	N/A
North/Oak Cliff	\$770	\$671	\$834	\$867	N/A
Fair Park/South Dallas	\$627	\$548	\$653	\$780	N/A
2013 MF Rental Data					
Submarket	Effective Rent	1BR Rent	2BR Rent	3BR Rent	4BR Rent
Downtown/West End Historic	\$1,542	\$1,303	\$1,926	\$2,308	N/A
Uptown/Oak Lawn	\$1,290	\$1,014	\$1,661	\$2,514	N/A
North/Oak Cliff	\$727	\$611	\$767	\$903	N/A
Fair Park/South Dallas	\$690	\$588	\$713	\$858	N/A
2011 MF Rental Data					
Submarket	Effective Rent	1BR Rent	2BR Rent	3BR Rent	4BR Rent
Downtown/West End Historic	\$1,445	\$1,233	\$1,778	\$2,057	N/A
Uptown/Oak Lawn	\$1,312	\$1,055	\$1,617	\$2,141	N/A
North/Oak Cliff	\$690	\$594	\$732	\$864	N/A
Fair Park/South Dallas	\$672	\$555	\$700	\$837	N/A

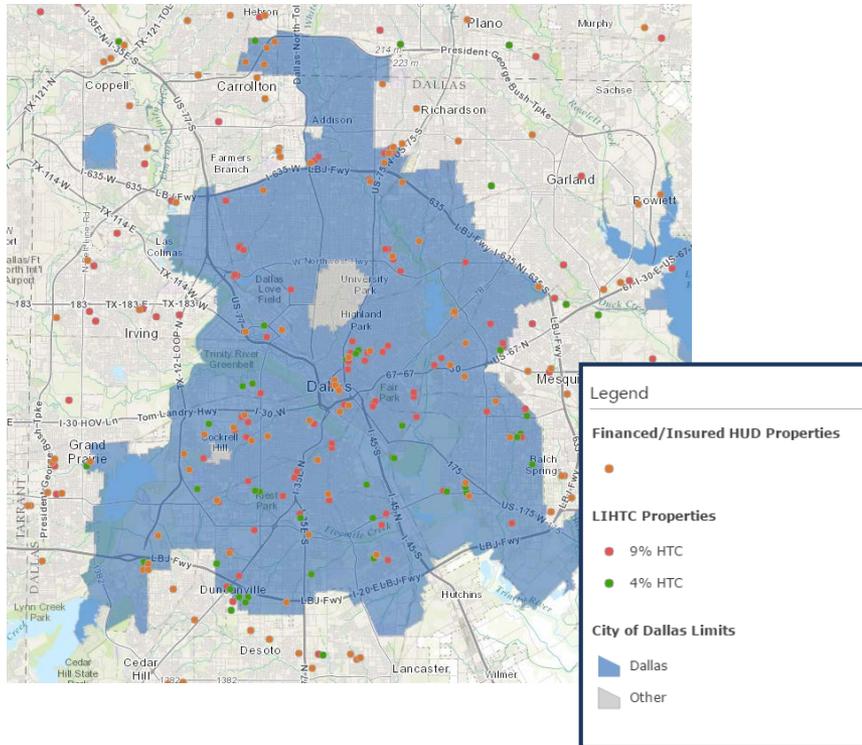
Source: REIS and MPF/Yieldstar



Understanding the Current State of Affordability

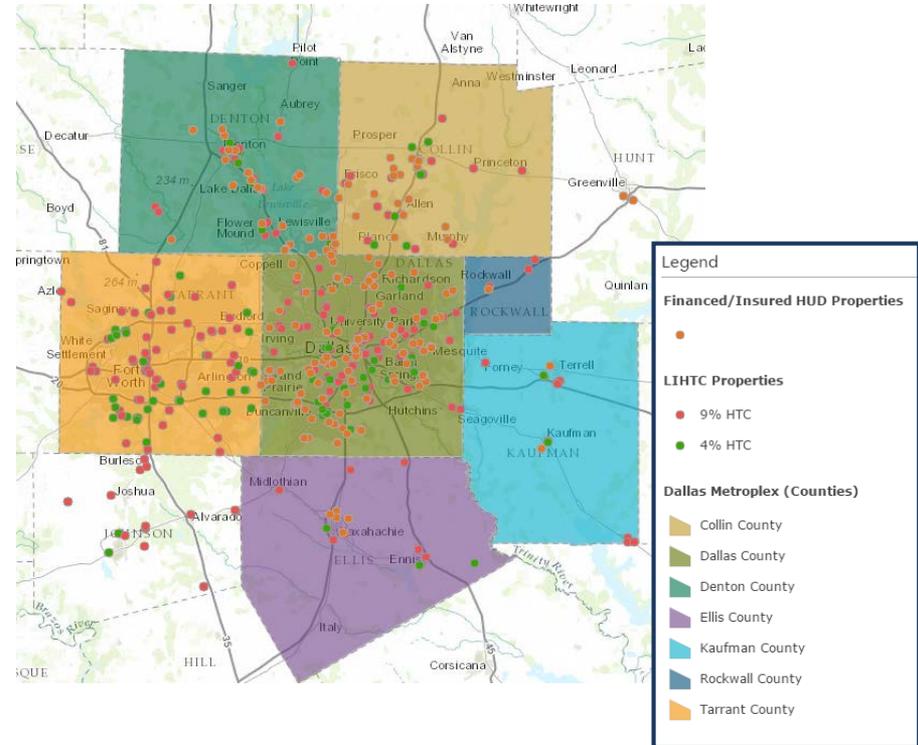
Current LIHTC & Financed/Insured HUD Properties

City of Dallas

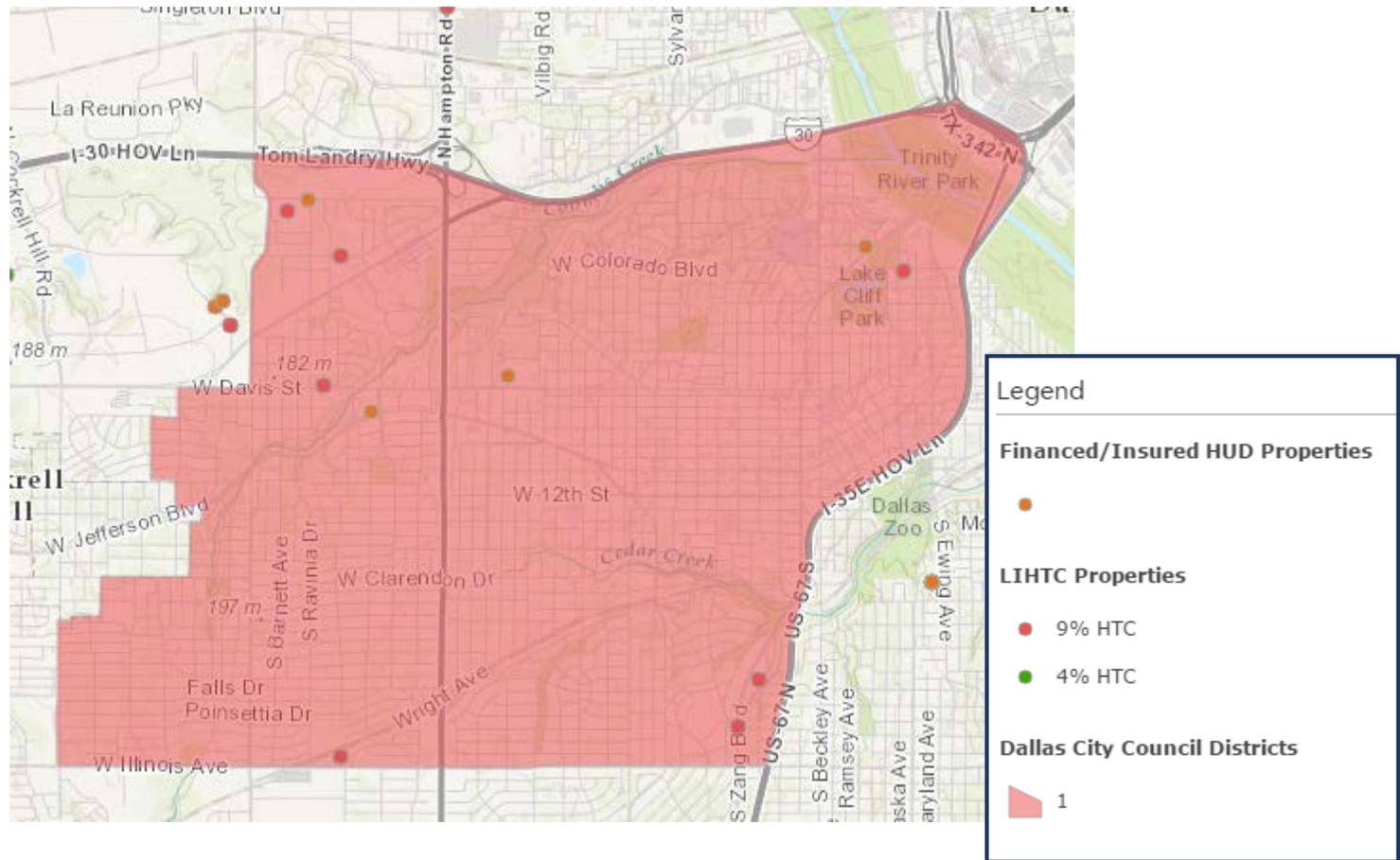


Region

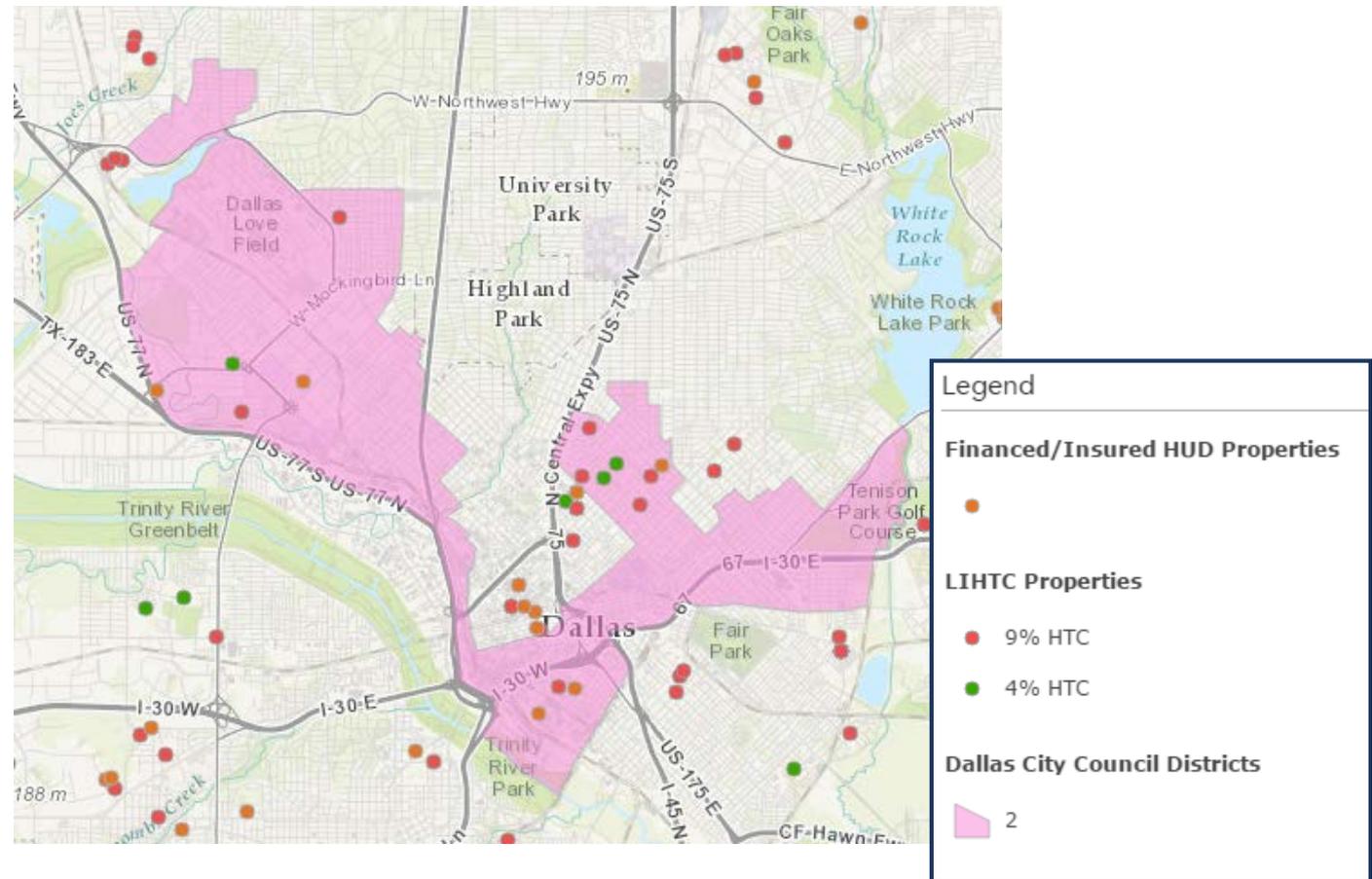
(Dallas, Colin, Denton, Kaufman, Rockwall, Hunt and Ellis Counties)



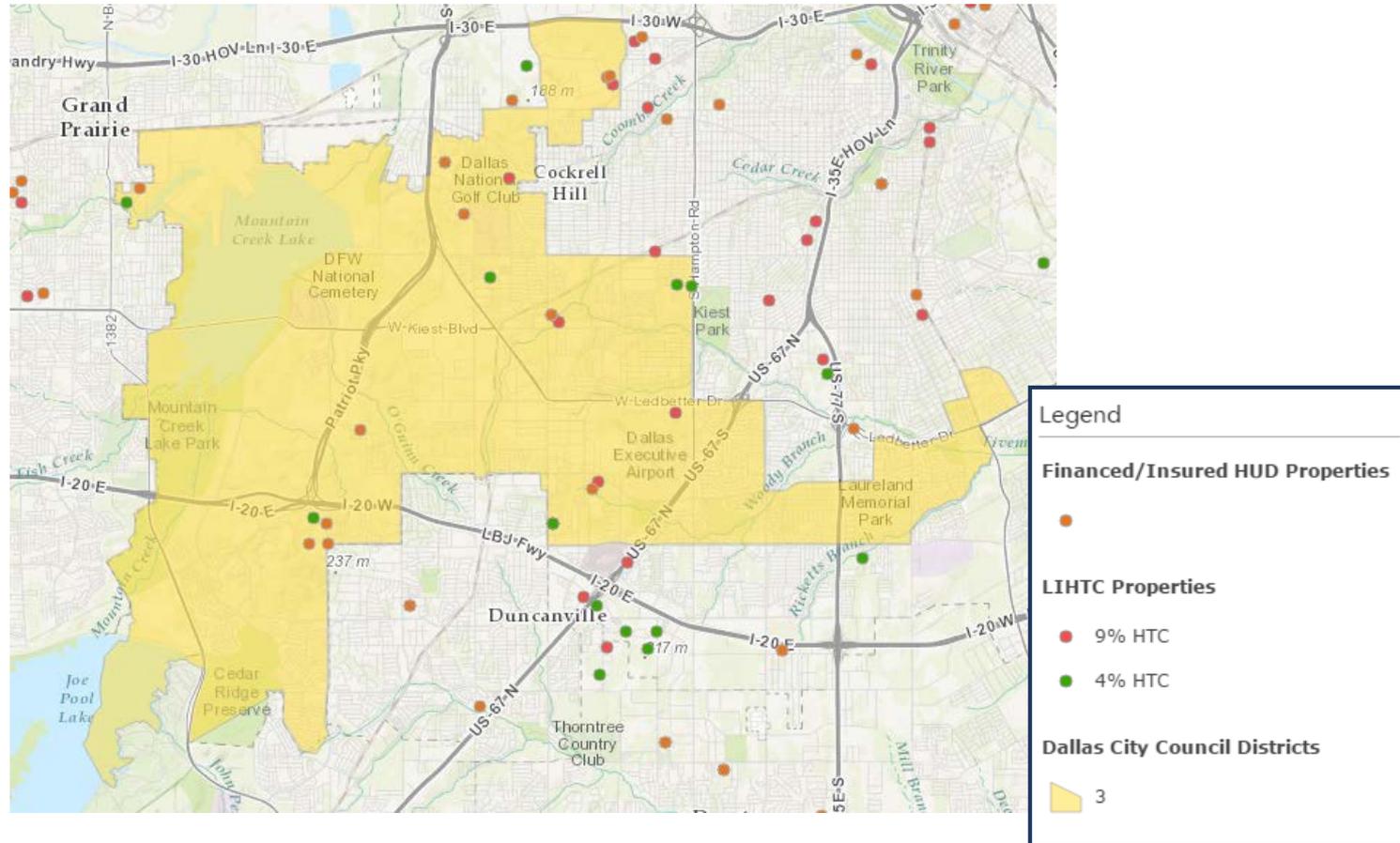
District 1 – Councilmember Griggs



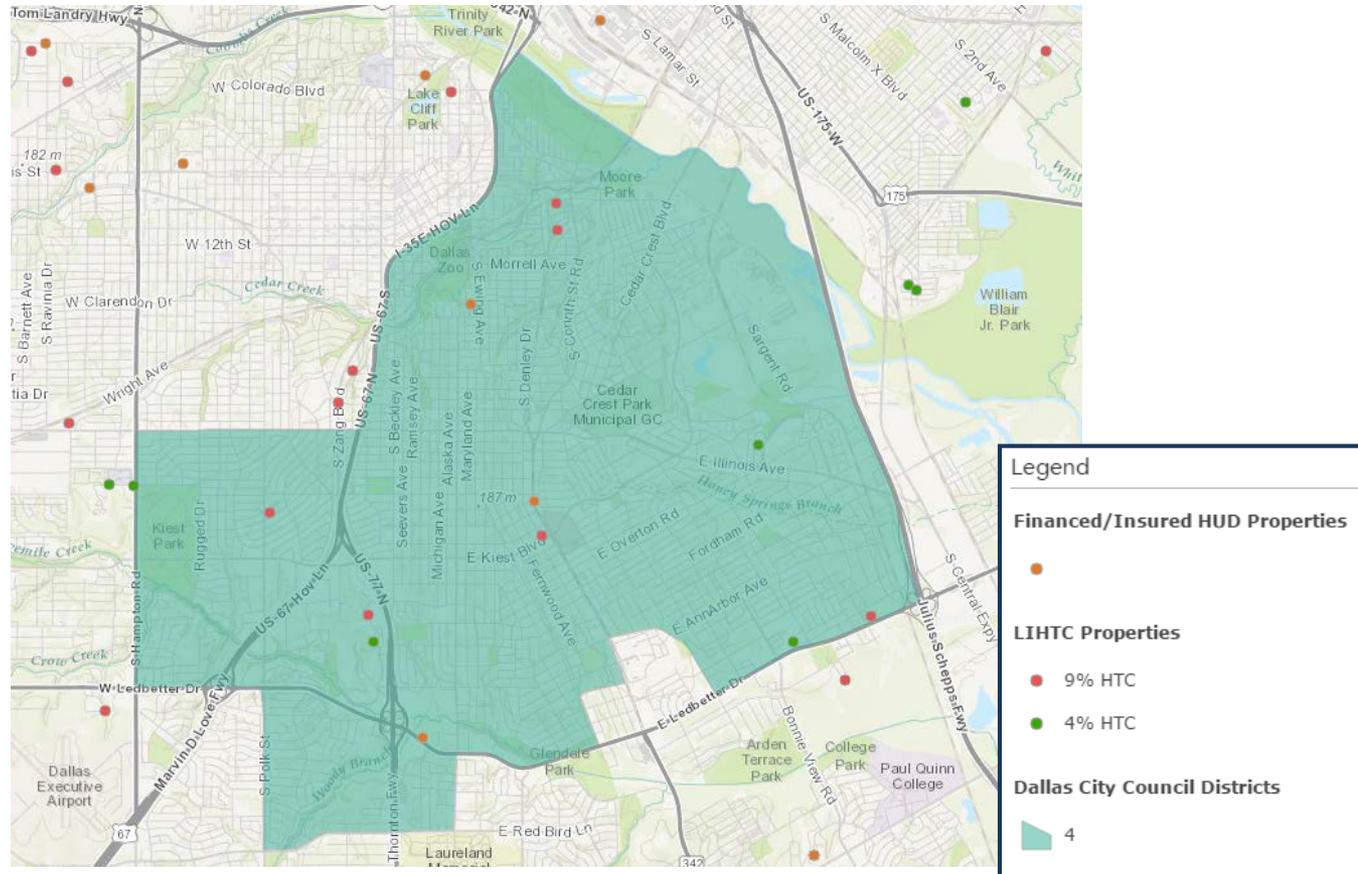
District 2 – Councilmember Medrano



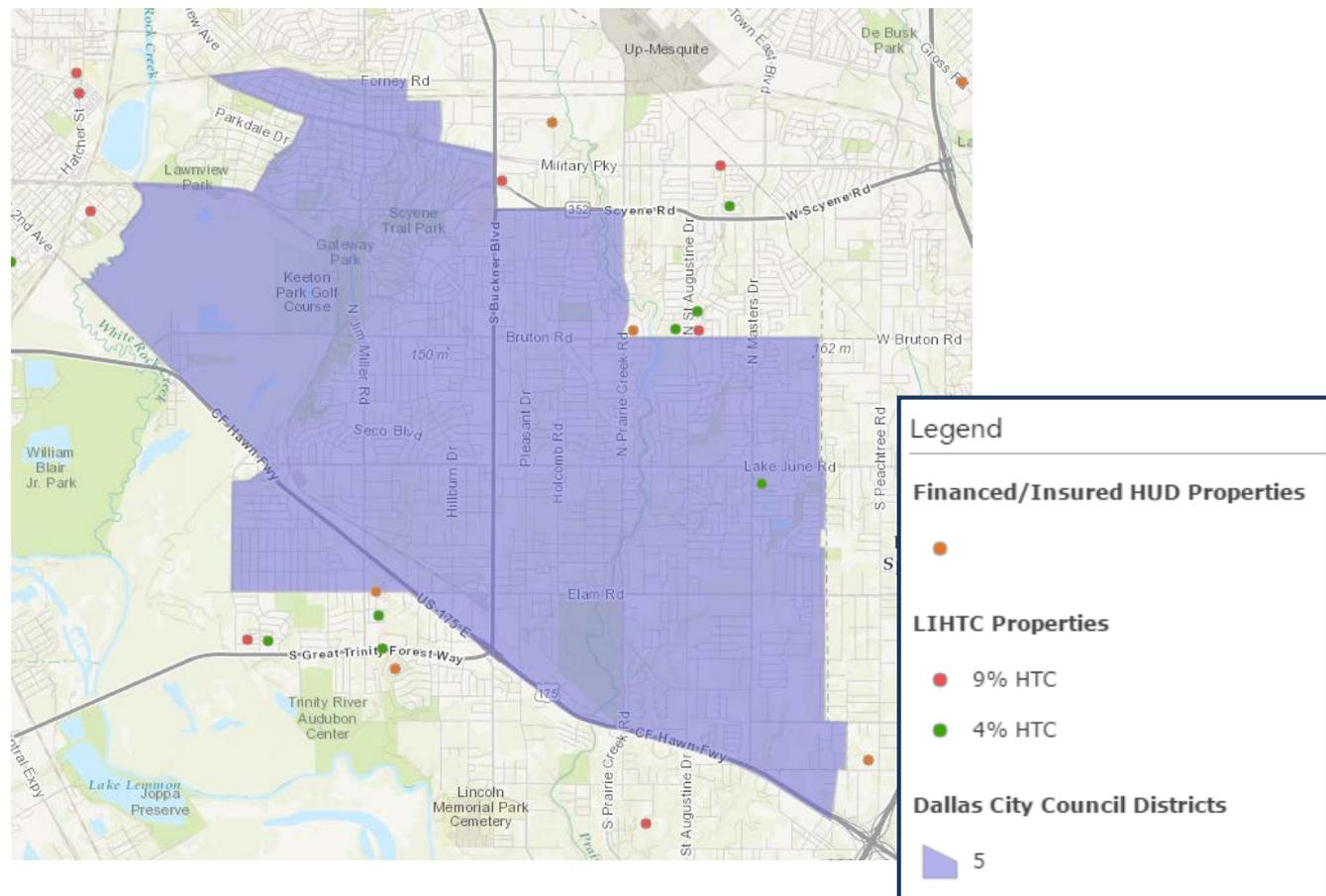
District 3 – Councilmember Thomas



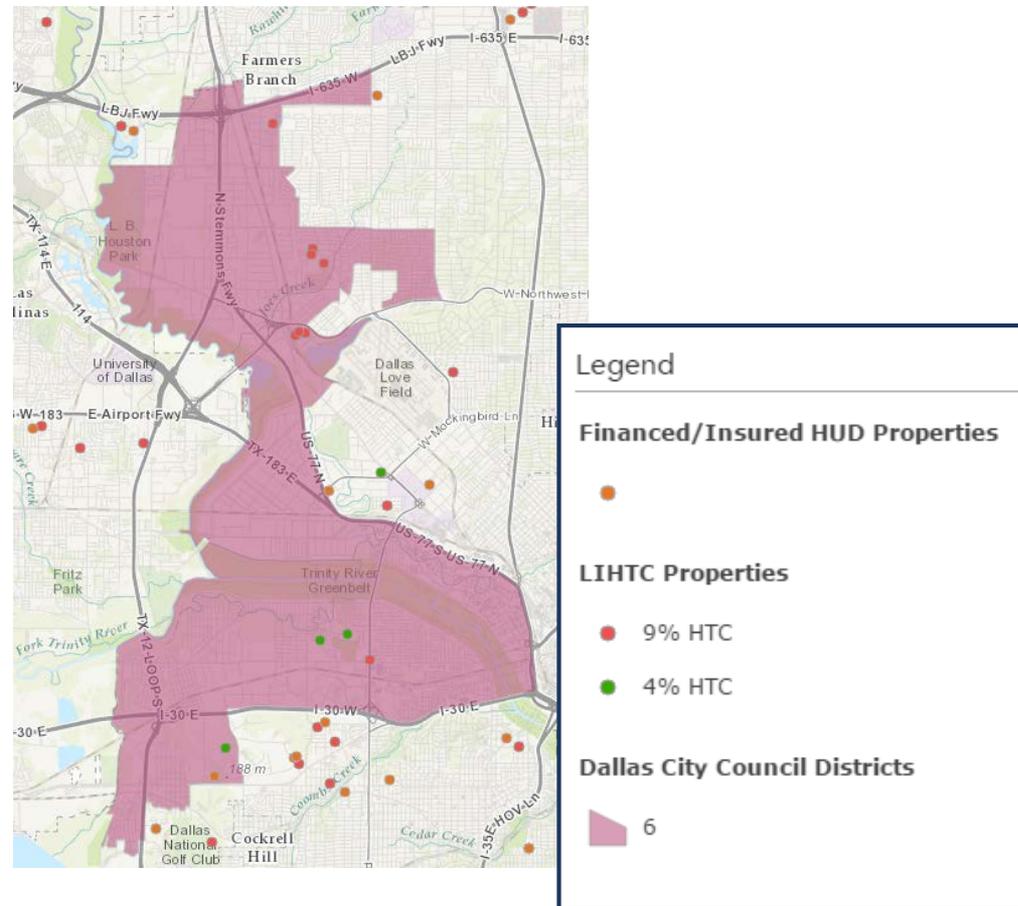
District 4 – Councilmember Arnold



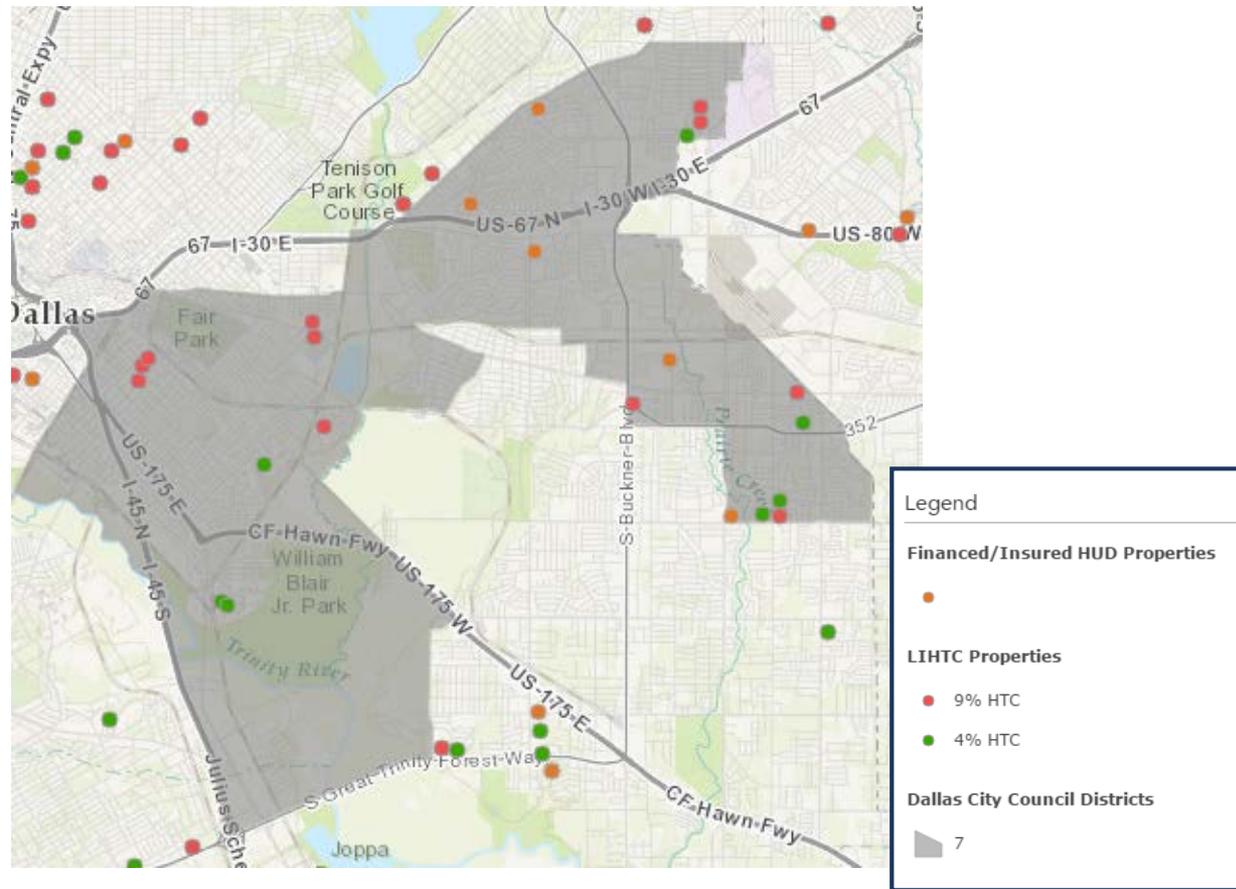
District 5 – Councilmember Callahan



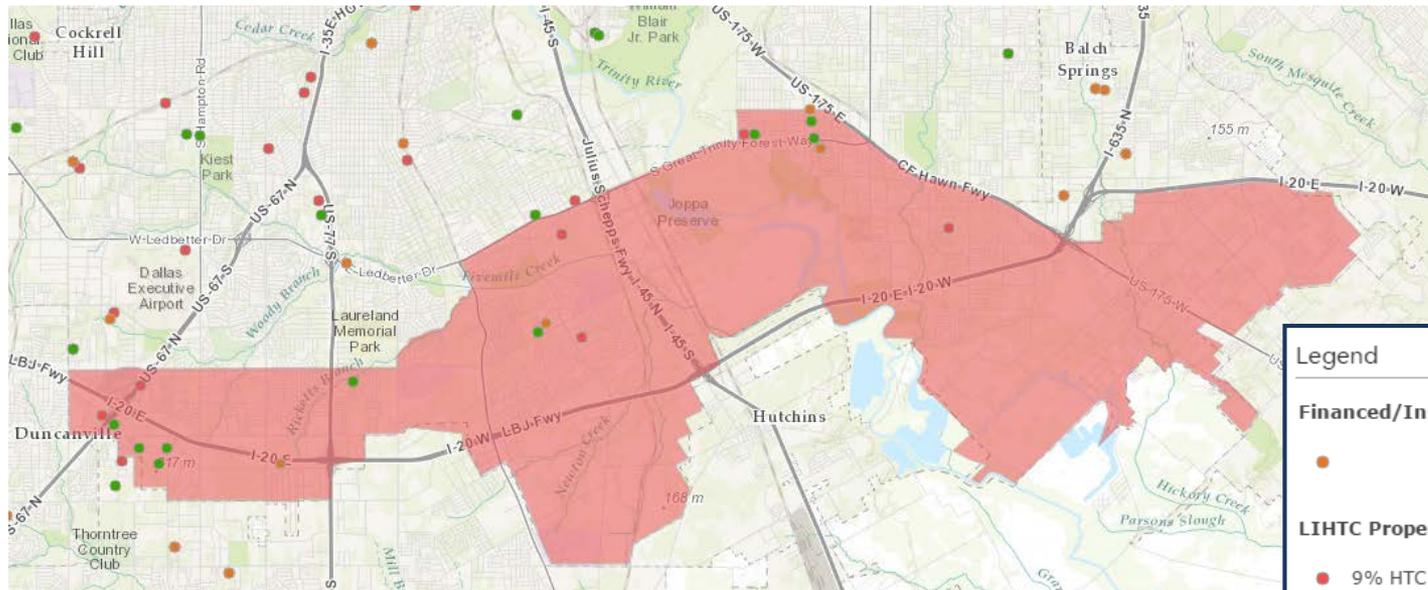
District 6 – Councilmember Alonzo



District 7 – Councilmember Young



District 8 – Councilmember Wilson



Legend

Financed/Insured HUD Properties



LIHTC Properties

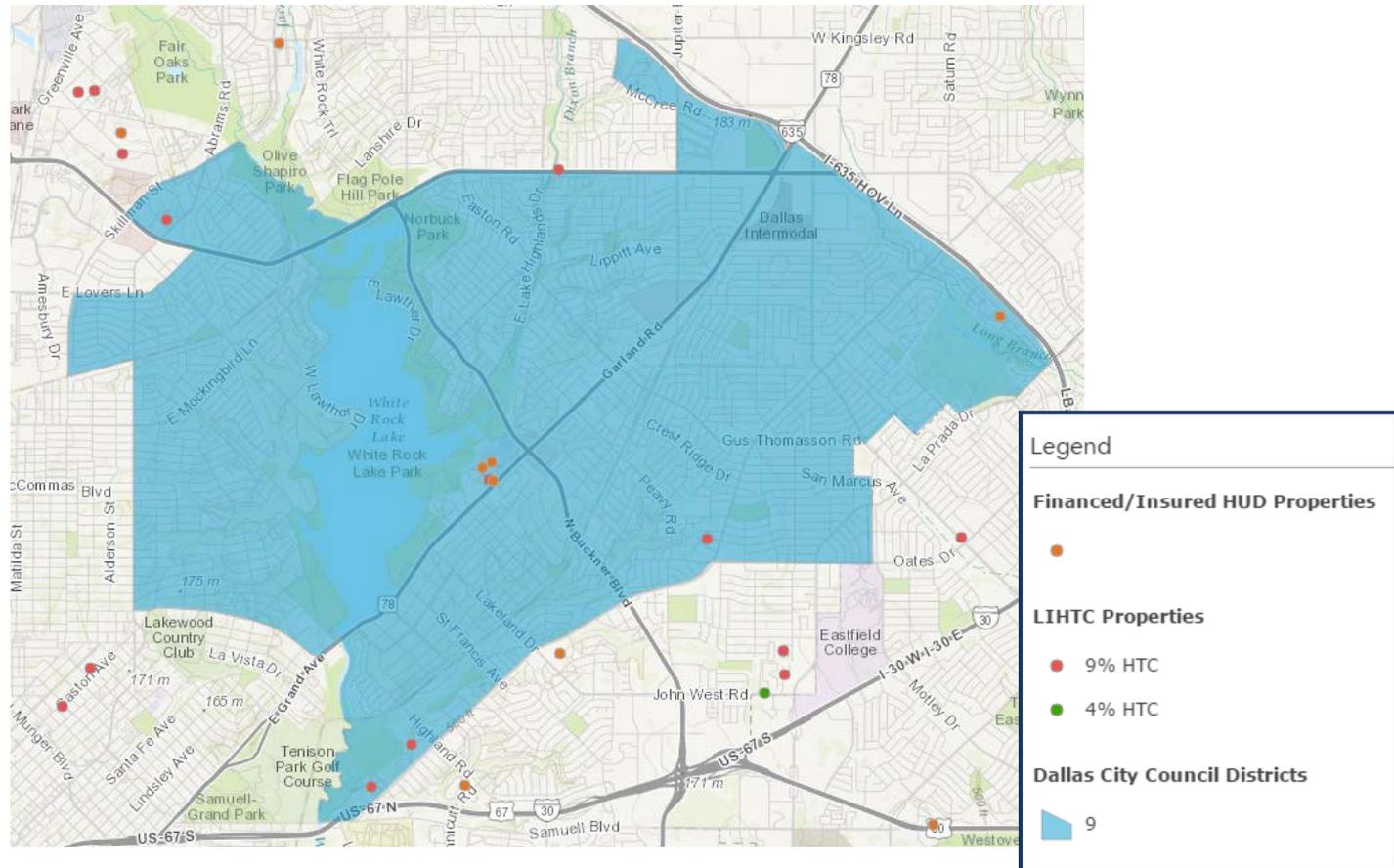
● 9% HTC

● 4% HTC

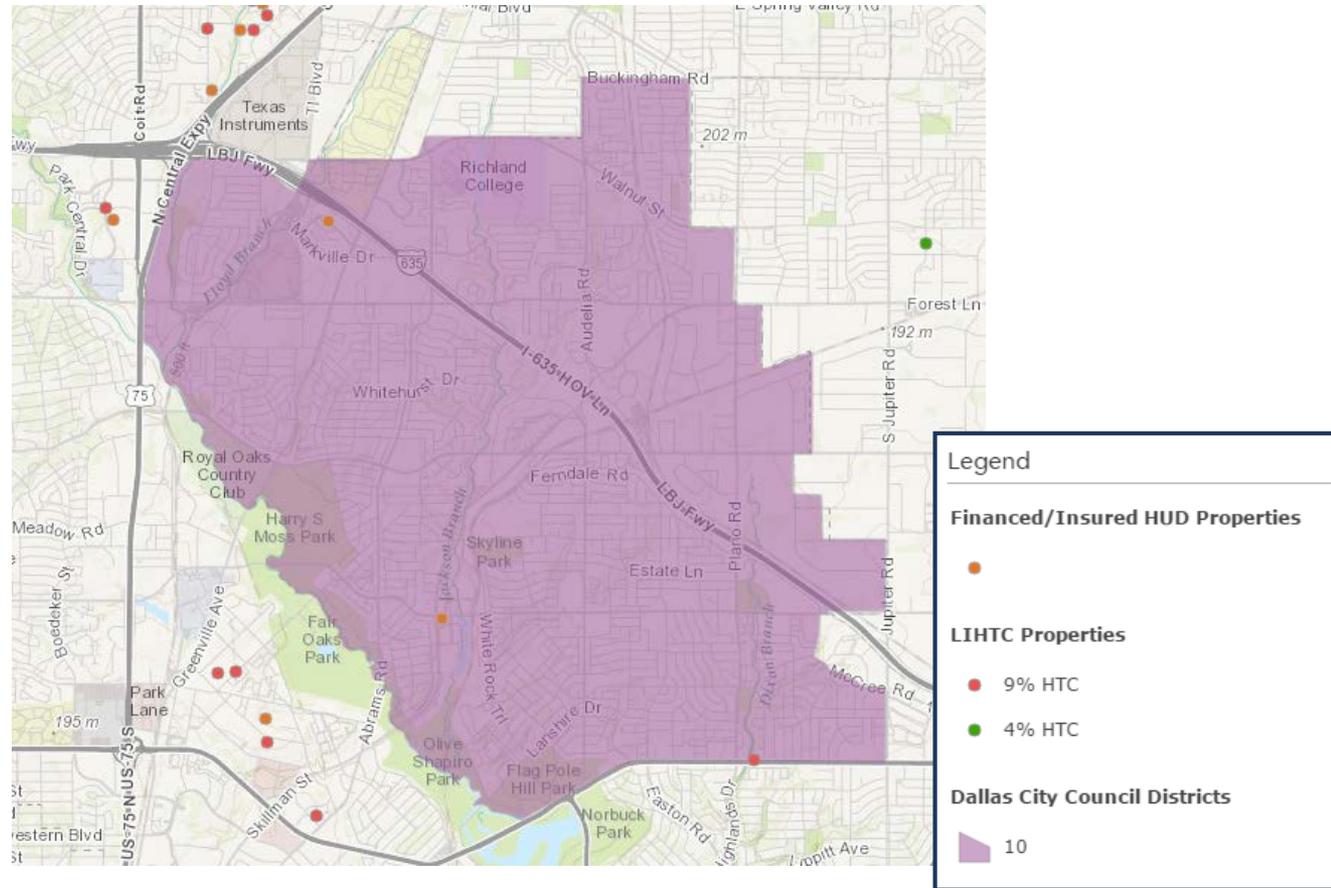
Dallas City Council Districts

■ 8

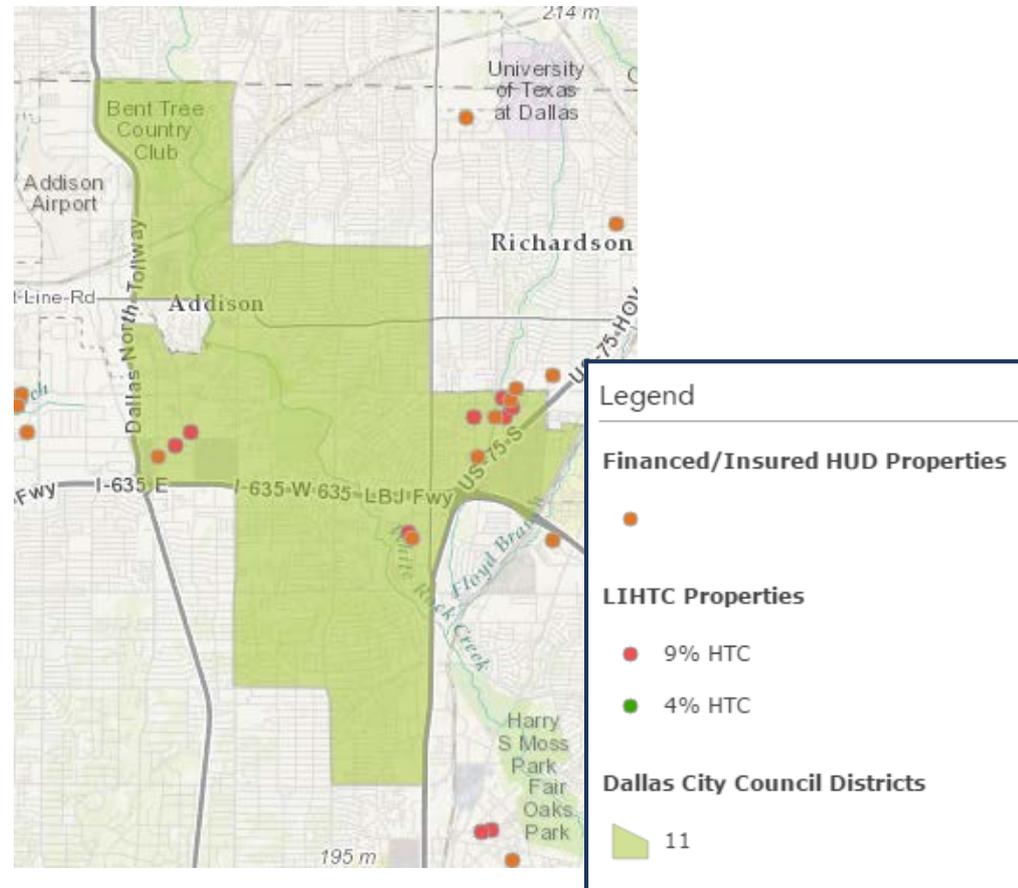
District 9 – Councilmember Clayton



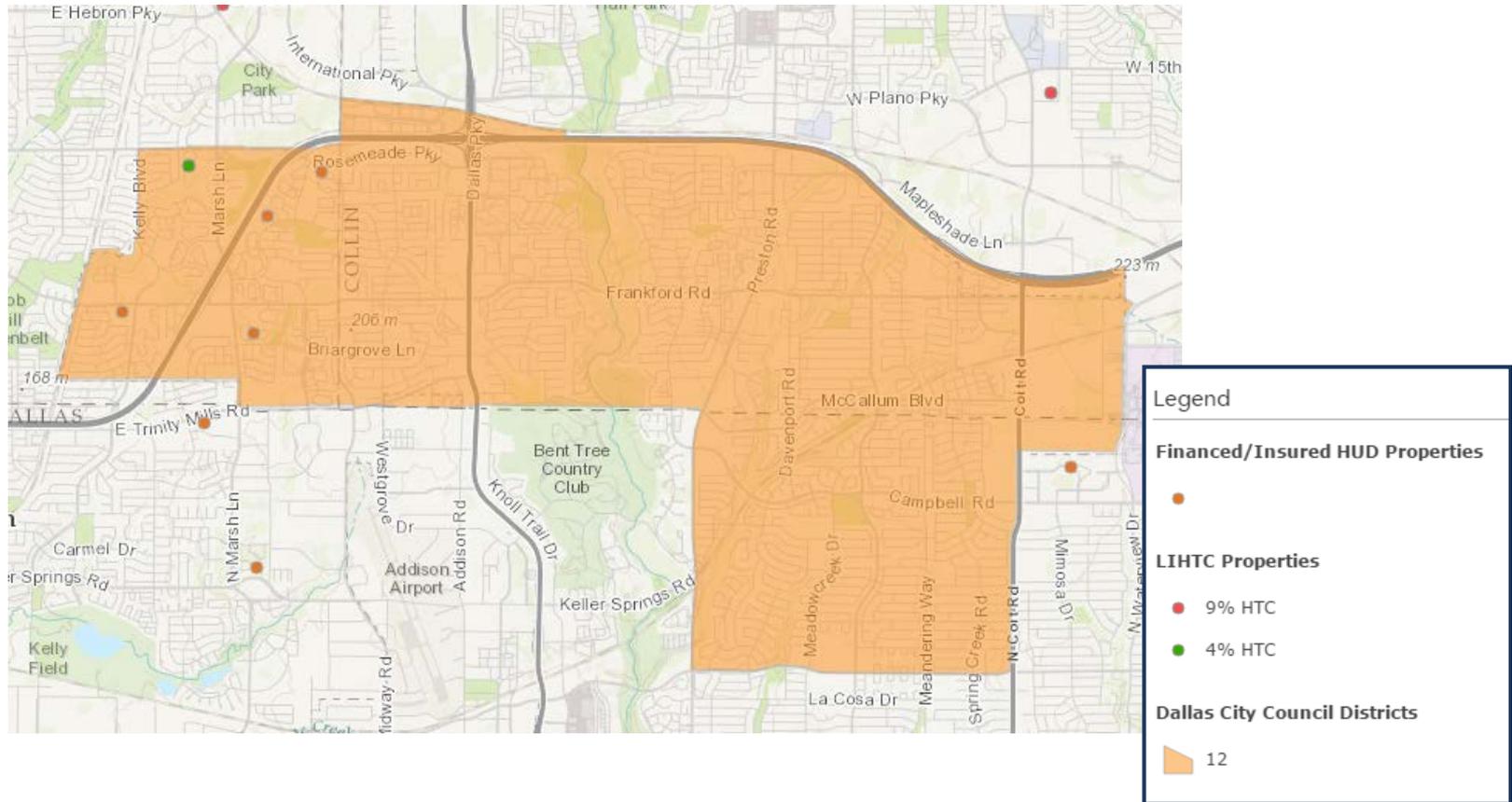
District 10 – Councilmember McGough



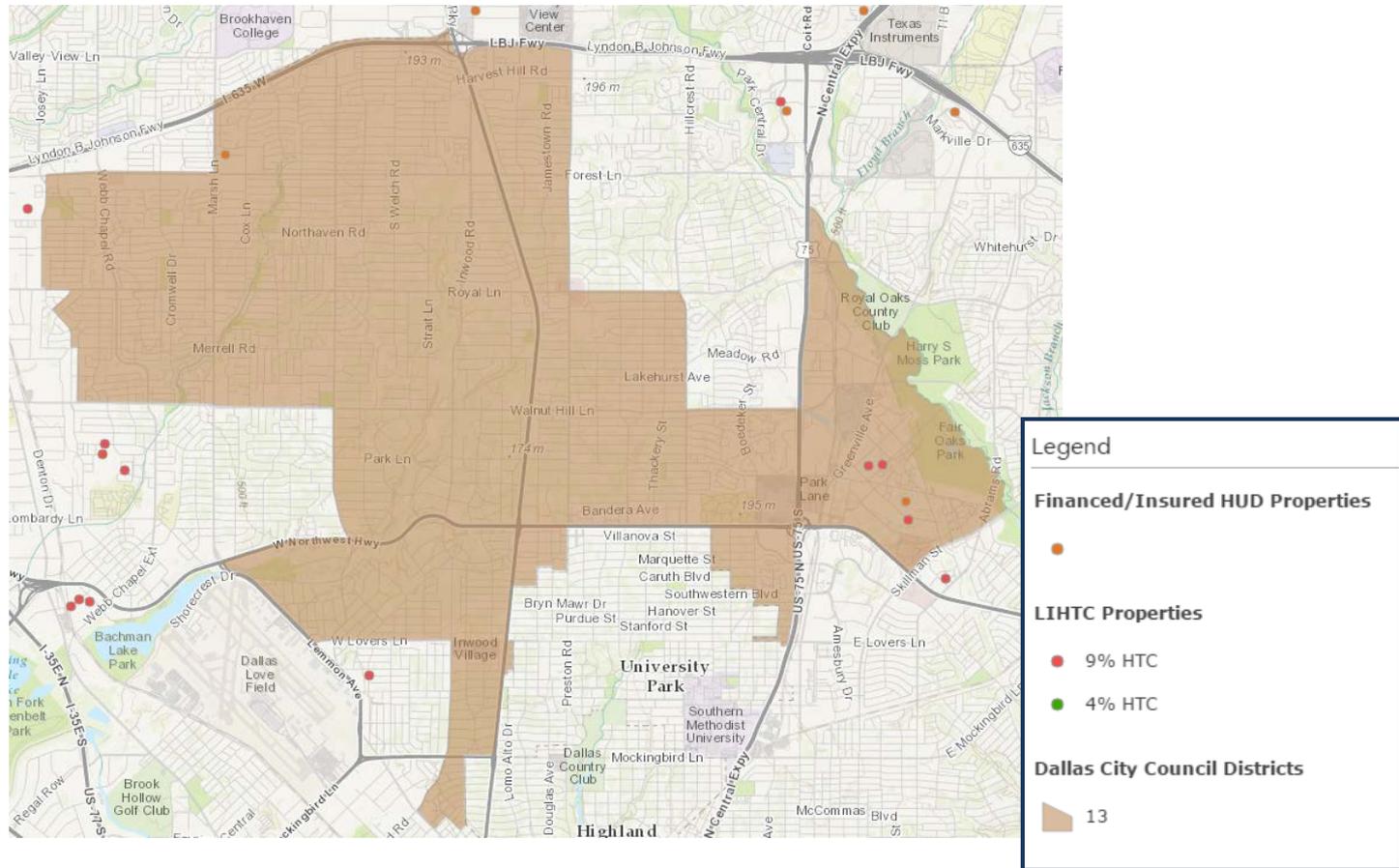
District 11 – Councilmember Kleinman



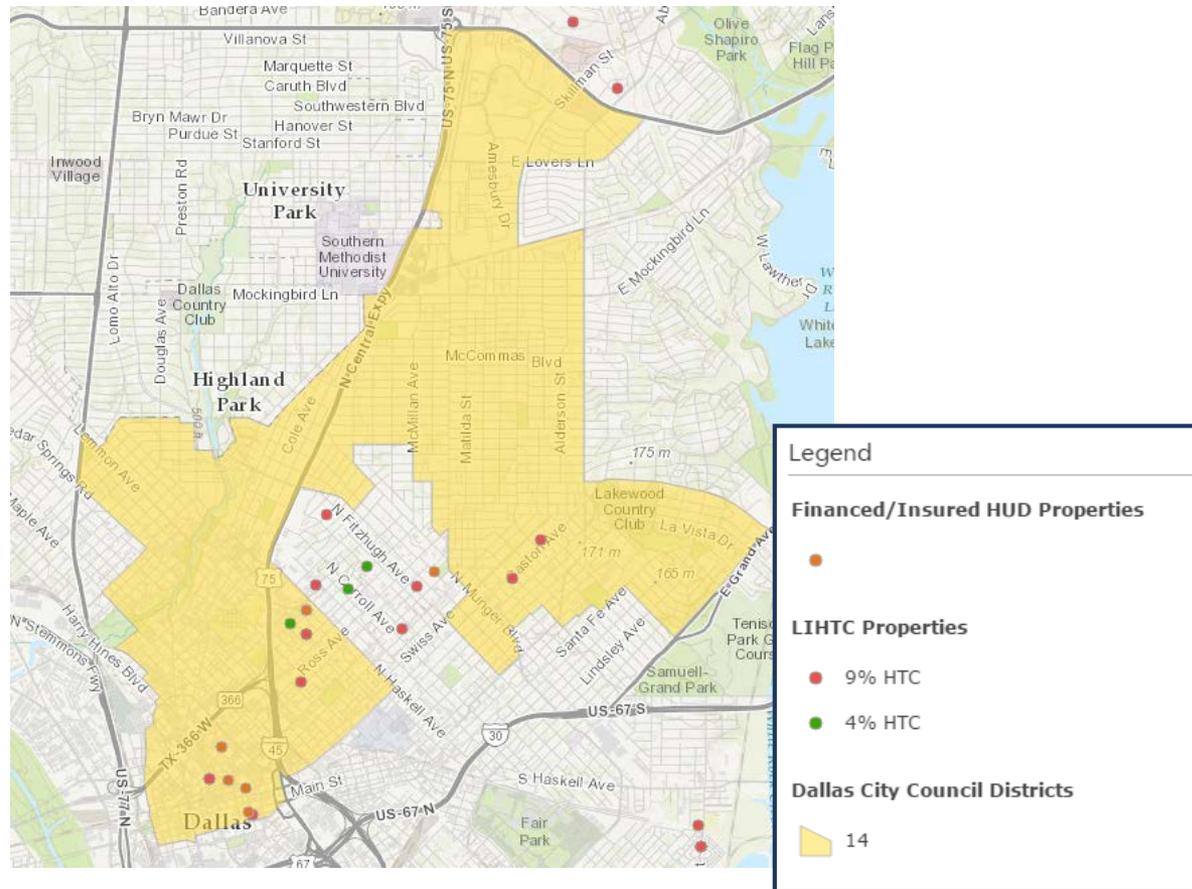
District 12 – Councilmember Greyson



District 13 – Councilmember Gates



District 14 – Councilmember Kingston



Current Affordable Housing Policy Tools

City of Dallas

Existing Government Subsidies By Income Group

Up to 80% AMI	Low Income Housing Tax Credit, Project-based Vouchers, City of Dallas G.O. Bonds, Section 8 Vouchers, Community Development Block Grant (CDBG) / HOME Funds TIF/Tax Abatements
80% AMI to 140% AMI	G.O. Bonds



Working Group Recommendations: A Focus on Mixed-Income Housing

Overview of Recommendations

Local Recommendations

- Create Area Plans Targeting High Opportunity, Transitional Areas and Revitalization Areas
 - (Austin, Chicago, Miami, New York)
- Offer a Variety of Incentive Opportunities and Enhance Current Incentive Tools
 - (Austin, Denver, Philadelphia, Phoenix)
- Establish Dedicated Funding Streams
 - (Austin, Ft. Worth, Seattle, West Palm Beach)
- Modify Zoning Code to Amend Ch. 51 and Ch. 51A
- Offer Alternatives to On-Site Affordable Housing
 - (Austin, Boston, Portland, San Jose)

Regional Recommendations

- Utilizing local incentive opportunities and alternatives to on-site development to encourage affordable housing outside the City of Dallas.

Implementation and Timing



Local Recommendations:
Create Area Plans

Create Area Plans

- City of Dallas should create area plans in order to address targeted needs within specified areas. A one-size-fits-all approach will not work. Area plans also create predictability. Three types of areas should be considered:
- High Opportunity Areas are census tracts where:
 - the income falls at or above 80% of the area median income,
 - the poverty rate is no more than 15%, AND
 - there is not already a heavy concentration of subsidized housing.
- Transition Areas: rapidly redeveloping areas that may lose sufficient affordable housing. Specific criteria for Transition Areas to be defined by City Council.
- Revitalization Areas: Additional areas as defined by the City of Dallas.



Local Recommendations: Enhance Incentive Tools

The Problem of the Funding Gap Explained

- Projects that offer affordable units struggle to obtain financing through traditional means.
- Investor partners will currently invest in projects only with the following yields of return:
 - Stick Construction – 6.75% to 7%
 - High-rise construction – 6.50% to 6.75%
- Net operating income (NOI) per unit significantly decreases when affordable housing is included. This is what makes a project difficult to finance.
 - Cost of building a unit is the same whether it is rented at market rate or below market rate.
 - Adding affordable units lowers yield because of below-market rents.
- BOTTOM LINE: Incentives must be available to offset the economic impact of each unit offered below market rents.

Funding Gap Examples

When a development project incorporates affordable units, the revenue for the project decreases but the costs remain the same. This typically lowers the yield below what investors are willing to accept in achieving a return on their investment.

The funding gap ranges widely based upon the type of development, the level of household income (AMI) targeted, and the percentage of units rented at those targeted affordable rates.

Stick (Low Rise) Building Development Example		
338 Units, \$57.97M total project cost		
	20% of Units Affordable	5% of Units Affordable
No. of Units	68	17
40% AMI		
Total Funding Gap	\$14,888,073	\$3,722,018
Funding Gap Per Unit	\$218,942	
120% AMI		
Total Funding Gap	\$1,255,555	\$313,889
Funding Gap Per Unit	\$18,464	

High Rise Building Development Example		
350 Units, \$87.75 M total project cost		
	20% of Units Affordable	5% of Units Affordable
No. of Units	70	18
40% AMI		
Total Funding Gap	\$27,430,366	\$7,053,523
Funding Gap Per Unit	\$391,862	
120% AMI		
Total Funding Gap	\$12,383,510	\$3,184,331
Funding Gap Per Unit	\$ 176,907	

Filling the Gap: Offer a Variety of Incentive Opportunities

Incentive Opportunities:

- Reductions in Parking Requirements
- Fee Waivers (Building Permit & Water)
- Tax Abatements
- TIFs
- Density Bonuses
- Reduce Land Costs:
 - Public Land Write-downs
 - Community Land Trust
- Housing Trust Fund or Other Dedicated Revenue Source
- G.O. Bonds

Implementing Incentive Opportunities

- **Establish a Clearly Defined Point System:** Create a new incentive program with stakeholder input that allows developers to earn points toward financial incentives and/or entitlements.
 - Points are given based on the housing needs identified in the area plans.
 - Points are scaled based on the number of affordable units provided and range of housing for varied income levels, ie: more points given for desired income levels identified in the area plans.
 - Cities like Phoenix and Austin have similar models.
- **Modify Current Incentive Policies:**
 - Amend existing TIF Policies to encourage a greater range of mixed-income housing.
 - Amend Public Private Partnership Program to include Water Utilities.
 - Tax Abatement, Fee Waivers, and Parking Reductions.
- **Offer Incentives to All Zoning Districts:** All zoning districts, including those newly proposed (see slide 45 for explanation), should be allowed to earn incentives to apply toward building affordable units if needed.

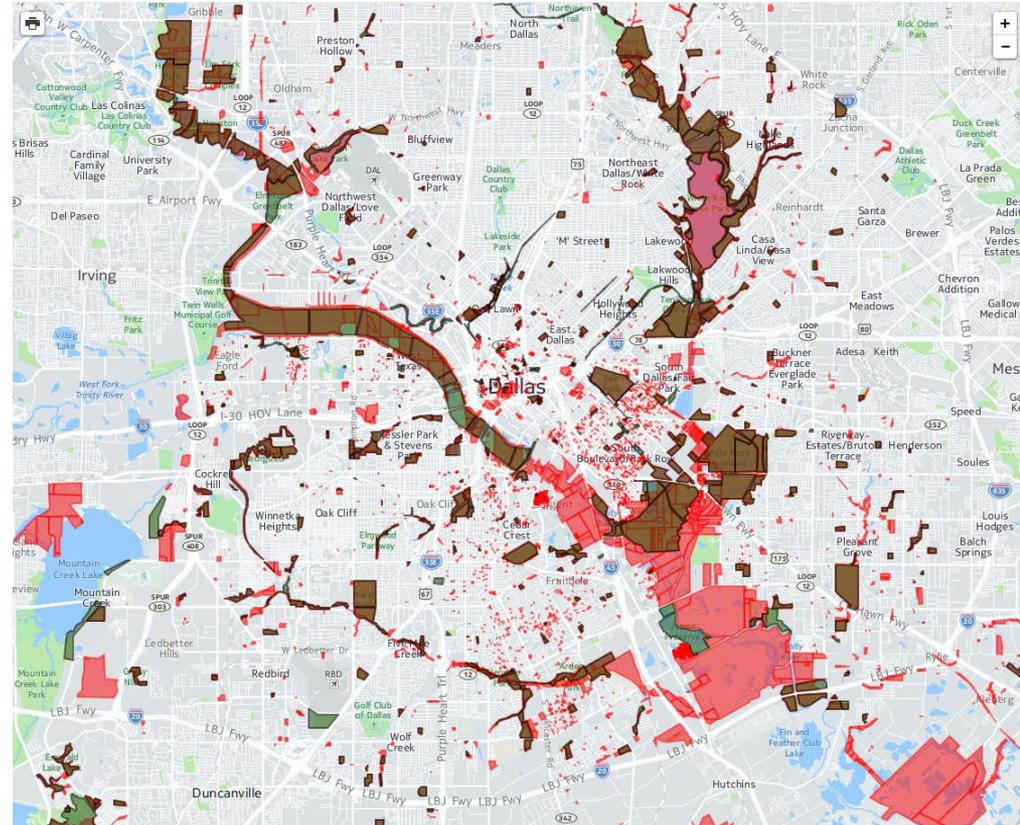
Reduce Land Costs

Utilize Government-Owned Land Write Downs

- Texas State Law allows government entities, including cities and counties, to sell their land at a price that is much lower than fair market value if it serves a public purpose.
- A public purpose can include Affordable Housing.

Institute a Community Land Trust

- This nonprofit entity may execute 99-year ground leases with developers targeting affordable residential units. Allowing the Trust to lease the land for development, lowers the overall project costs as the developer pays only for the structure built and not the underlying land. The lease agreement also ensures the inclusion of mixed income and affordable housing.





Local Recommendations:
Establish Dedicated Funding Streams

Housing Trust Fund

What Does the Housing Trust Fund Do?

- Funding can be awarded by a Housing Trust Fund to a private or non-profit developer to be used for the production of affordable single family and multifamily housing.
 - Funds can be available in grant or loan form to offer gap financing for projects complying with affordable housing requirements.
 - Funds can be used to initiate projects in specified areas of need.

Trust Fund Management

- A Housing Trust Fund should be managed by a “qualified” non-profit entity.

Examples Across the US

- Cities including Austin, Boston, and D.C. have Housing Trust Funds.

G.O. Bonds

Establish a bond program prioritizing investment in affordable housing. The program may set primary investment areas including:

- Rental Housing Development Assistance
- Home Ownership Programs

The City of Austin has approved \$120 million in G.O. bonds for affordable housing since 2006.



Local Recommendations:
Amend Zoning Code

Amend Zoning Code

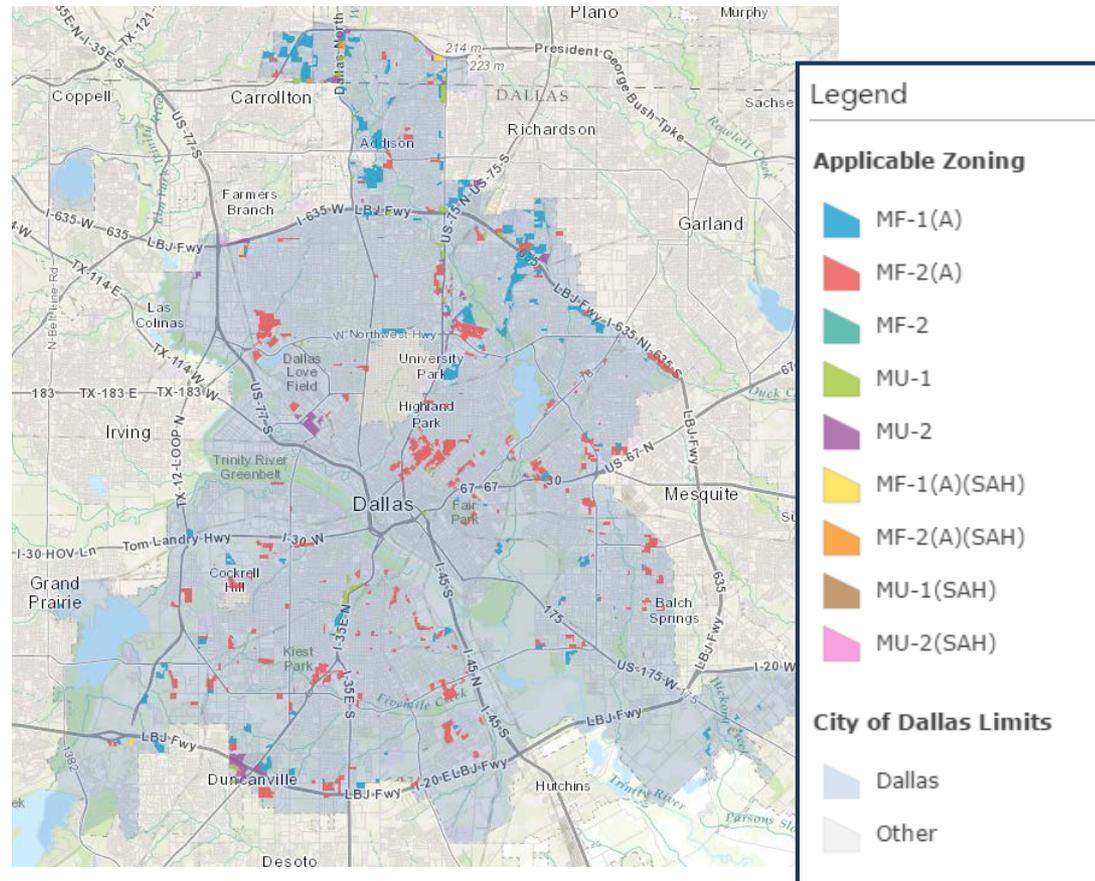
- Chapter 51A of the City of Dallas code currently addresses affordable housing. However, the current ordinance is underutilized. It only applies in a small number of Standard Affordable Housing (SAH) districts and targets housing for households with incomes up to 50% of AMI.
- The Working Group proposes amending this section of the code in order to produce more affordable units in the City of Dallas.

Amend Zoning Code continued

- **Amend Definitions in Chapter 51A (e.g. Affordable Housing Section 51A-4.900) by:**
 - Allow Standard Affordable Housing (SAH) to apply to households with incomes up to 80% of AMI (currently at 50%).
 - Create a new category for affordability called Middle Income Housing (MIH) to target households with incomes between 80% - 140% of AMI.
- **Amend zoning categories MF-1(A) MF-2(A) and MU-1 & MU-2 by:**
 - Allow increases in height, density and lot coverage provided that a certain percentage of affordable units are included in the project. These changes may apply only if the requirement of affordable units is met.
 - Preserve the existing Residential Proximity Slope in all instances.
 - This does not preclude ability to receive financial incentives if needed.

Mapping Zoning Districts Impacted by Amendments

MF-1(A)
 MF-2(A)
 MF-2
 MU-1
 MU-2
 MF-1(A)(SAH)
 MF-2(A)(SAH)
 MU-1(SAH)
 MU-2(SAH)





Local Recommendations: Offer Flexible Alternatives

Payment in Lieu Option

The City of Dallas already has an option for a Payment in Lieu in Chapter 51A-4.900, the section on Affordable Housing. The use should be expanded for a variety of Multi-Family Developments to participate and pay a fee as an alternative to providing affordable units.

How Will the Payment of Fee in Lieu Work?

- It can be assessed at the Building Permit stage for all new Multifamily Residential projects requesting density bonuses of greater than 50 units.
- Update Assessment for Multifamily = \$8-\$10 per net rentable square foot.
- The fee can be paid into a Housing Trust Fund.

Off-Site Linkage Option

- A developer should have the option to satisfy any affordable housing requirements through off-site development of affordable units.
- A development project in Dallas can comply with all or part of affordable housing requirements if it links its project to another project located in one of the city-designated area plans developing affordable units as approved by the City of Dallas.
- Funds may be used from a Housing Trust Fund to close the gap of funding needed for the off-site project.



Regional Recommendations

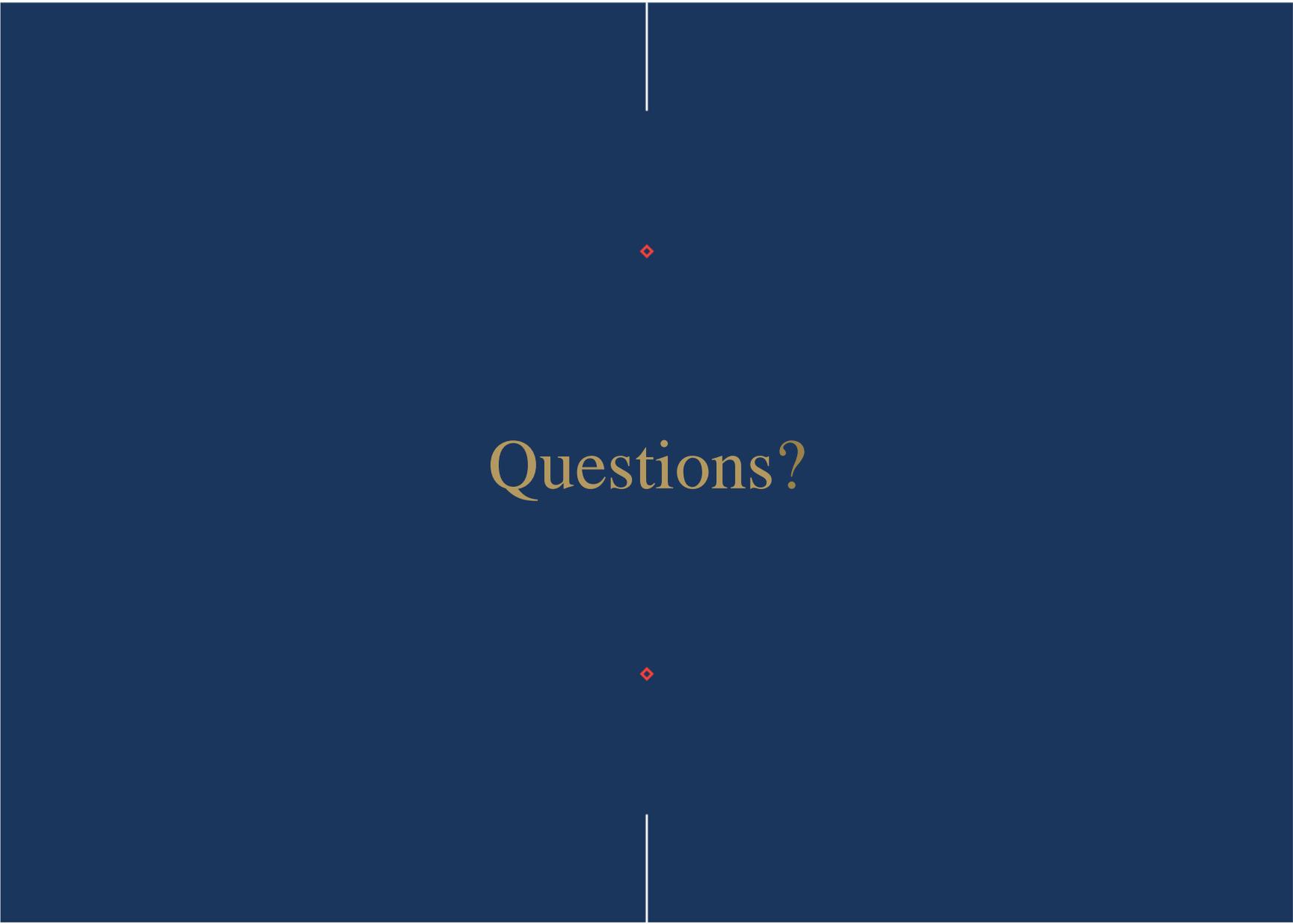
Regional Recommendations

- Land Write-Downs can be used by any municipality to encourage development of affordable units.
- Grants or Loans from a Housing Trust Fund can be used to build affordable units outside the limits of the City of Dallas.
- Off-site Linkage Option: Allow projects located outside the limits of the City of Dallas to comply with affordable housing requirements with approval by City of Dallas Housing Director.

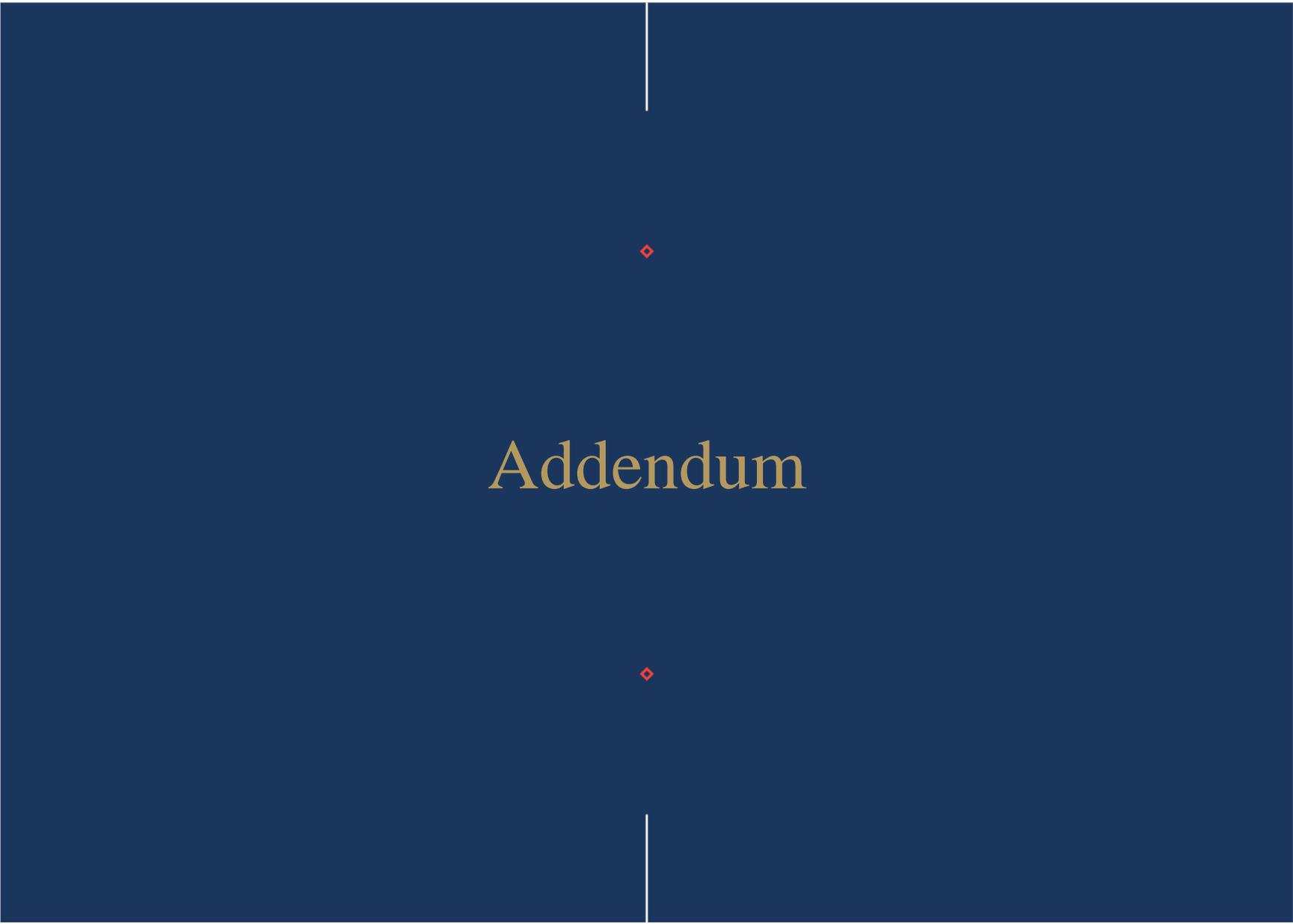
Timing and Implementation

Implementation & Timing Recommendations

- **Phased-in Over Time**
 - Work with stakeholders to determine implementation of policy tools in the short-term, medium-term and long-term.
 - Careful consideration must be given to the timing of implementation in order to give developers and land owners sufficient time to assess the impact on land prices. It is important to note that timing between land acquisition and the commencement of the development is typically a 3-year process.
- **Term of Affordability in Area Plans**
 - The term of affordability should be based upon the needs outlined in individual area plans and range from 5 to 15 years.



Questions?



Addendum

Definition of AMI

Area median income (AMI) is the average income for a defined geographical area. This average is based on the American Community Survey conducted by the US Census Bureau. AMI is frequently used in government programs. HUD uses AMI to set income limits determining eligibility for many of its programs.

According to HUD, “ (Median family income (MFI) estimates for Fiscal Year (FY) 2015) are calculated for each metropolitan and nonmetropolitan area using the Fair Market Rent (FMR) area definitions applied in the Section 8 Housing Choice Voucher Program.

The 2008-2012, 5-year American Community Survey (ACS) and Puerto Rico Community Survey (PRCS) income data are the basis of FY 2015 Income Limits for all areas of geography, except for the U.S. Virgin Islands and the Pacific Islands.

Separate HUD MFI estimates are calculated for all Metropolitan Statistical Areas (MSAs), HUD Metro FMR Areas, and nonmetropolitan counties.”

Source: US Department of Housing and Urban Development, March 2015
<https://www.huduser.gov/portal/datasets/il/il15/Medians2015.pdf>

Memorandum



DATE February 12, 2016

TO Honorable Members of the Housing Committee: Scott Griggs (Chair), Carolyn King Arnold (Vice-Chair), Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, Casey Thomas, II.

SUBJECT Accessory Dwelling Units

On February 16, 2016 you will have a second briefing on accessory dwelling units. This item was previously briefed on October 19, 2015. During the briefing the Committee asked several questions, the responses to those questions and a copy of the briefing are attached for your review. The purpose of this briefing is to receive direction from the committee as to possible code amendments.



Ryan S. Evans
First Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Managing Director, Public Information Office
Elsa Cantu, Assistant to the City Manager – Mayor & Council

During the briefing on Accessory Dwelling Units on October 19, 2015, the Committee asked several questions and the responses are below:

- How would accessory dwelling units affect the Neighborhood Plus plans?

Neighborhood Plus recommends implementing programs to reduce housing affordability gaps and increase housing choices for renters. If directed to pursue option to regulate ADUs, Staff will work with the various communities to see if ADUs would be desirable.

- How are utility connections handled in other cities? If the property owner is required to live on the premises, what happens if the owner dies?

San Antonio and El Paso do not allow additional utility connections but must be connected to the primary dwelling unit. The City of Austin allows the property owner to choose either to connect the utilities to the primary dwelling unit or keep them separate.

Utilities, parking, unit size, owner occupancy, quality of structure, and other issues would be researched and addressed as Staff worked on regulations, depending on which option the Committee decides to pursue.

- How are ADUs working in other cities? How long have other cities allowed ADUs? What challenges did they face in implementing the regulations?

Staff from San Antonio, El Paso, and Austin indicated that ADUs are working well in their communities.

San Antonio has allowed ADUs since 2001 and the staff expressed that the architecture of the ADUs and additional off-street parking are their concerns.

El Paso has allowed ADUs since the 1930's (officially adopted in 2011) and they have no concerns with detached ADUs.

Austin has allowed ADUs since 1997 and the staff there indicated that they recently amended the ADU ordinance to address parking requirements and minimum size for the ADU.

- How are boarding houses and handicap group dwelling units (HGDU) currently regulated?

Boarding houses/lodging, residential hotels, group residential facilities are not allowed in single family residential districts and require a Certificate of Occupancy (CO) and registration. Handicap group dwelling units are allowed in a single family residential district and may require a Specific Use Permit if with 1,000 feet of another HGDU.

- How would ADU regulations be enforced?

If allowed, ADUs are like any other zoning regulations and would be monitored by the Department of Code Compliance. Staff from Code Compliance will be involved through the amendment process to vet the proposed regulations.

Accessory Dwelling Units

Housing Committee

February 16, 2016



Purpose of Briefing

- Brief the Committee on input received from the December 15, 2015 meeting on accessory dwelling units in single family districts
- Receive direction from the Committee on possible code amendments

Background

- October 19, 2015 - Staff briefed the **Housing Committee** on accessory dwelling units. During the briefing the committee directed staff to hold a meeting to receive public comments
- December 15, 2015 - Staff held a meeting on both **Accessory Dwelling Units** and **Non-Required Fences** to receive initial thoughts and concerns from residents regarding these topics.
- Invitations to the meeting were e-mailed to:
 - Strategic Customer Service e-mail list (329 neighborhood homeowner associations)
 - Early Notification list (over 500 neighborhood groups and individuals)
 - Zoning Ordinance Committee notification list (42)
 - Dallas Homeowners League Representatives
 - Dallas Builders Association Representatives
 - City Council offices

Public Meeting Input

- Twenty-four people attended and provided written and verbal comments
- Comments against ADUs in single family districts:
 - Code enforcement is already overwhelmed and has difficulty enforcing ADUs being rented now
 - ADUs create additional burden on existing infrastructure (water, sewer, sanitation, schools, road capacity, etc.)
 - Excess on-street parking will reduce access for emergency vehicles and increase congestion
 - Some neighborhoods have worked hard to remove multifamily properties. Allowing ADUs in single family neighborhoods will un-do this work
 - ADUs will decrease property values
 - Too many illegal garage/shed conversions already
 - Construction quality for ADUs may be poor

Public Meeting Input

- Comments supporting ADUs in single family districts:
 - ADUs can help slow down gentrification, increase density, and optimize existing infrastructure utilization
 - ADUs can provide additional income to seniors and help them to remain in their homes (age in place)
 - ADUs should be allowed with restrictions, such as number of people allowed in ADU, parking, lot size, etc.

Questions from Committee

- How would accessory dwelling units affect the Neighborhood Plus plans?
 - Neighborhood Plus recommends implementing programs to reduce housing affordability gaps and increase housing choices for renters. If directed to pursue option to regulate ADUs, staff will work with the various communities to see if ADUs would be desirable.
- How are utility connections handled in other cities? If the property owner is required to live on the premises, what happens if the owner dies?
 - San Antonio and El Paso do not allow additional utility connections but must be connected to the primary dwelling units. The City of Austin allows the property owner to choose either to connect the utilities to the primary dwelling unit or keep them separate.
 - Utilities, parking, unit size, owner occupancy, quality of structure, and other issues would be researched and addressed as staff worked on regulations, depending on which option the committee decides to pursue.

Questions from Committee

- How are ADUs working in other cities? How long have other cities had ADUs? What challenges did they face in implementing the regulations?
 - Staff from San Antonio, El Paso, and Austin indicated that ADUs are working well in their communities.
 - San Antonio has allowed ADUs since 2001 and staff expressed that the architecture of the ADUs and additional off-street parking are their concerns.
 - El Paso has allowed ADUs since the 1930's (officially adopted in 2011) and they have no concerns with detached ADUs.
 - Austin has allowed ADUs since 1997 and the staff there indicated that they recently amended the ADU ordinance to address parking requirements and limited size for the ADU.

Questions from Committee

- How are boarding houses and handicap group dwelling units (HGDU) currently regulated?
 - Boarding houses/lodging, residential hotels, and group residential facilities are not allowed in the single family residential districts. They require Certificate of Occupancy (CO) and registration. Handicap group dwelling unit is allowed in a single family residential district and may require a Specific Use Permit if with 1,000 feet of another HGDU.
- How would ADU regulations be enforced?
 - If allowed, ADUs are like any other zoning regulations and would be monitored by the Department of Code Compliance. Staff from Code Compliance will be involved through the amendment process to vet the proposed regulations.

Current Code

Currently, a request for an additional dwelling unit can be made to the Board of Adjustment (BDA). They can grant a special exception to allow an additional dwelling unit. The additional dwelling unit may not be rented.



Additional dwelling units allowed by BDA

Issues to Address

- Owner occupancy on the premises (primary dwelling unit or ADUs)
- Parking
- Unit size
- Attached or detached
- Number of ADUs allowed on a lot
- Utilities
- Design guidelines

Options

1. Allow Board of Adjustment (BDA) special exception to authorize an additional dwelling unit as a rental accommodation.
2. Create regulations to allow by an overlay district
3. Allow by right in all single family residential districts
4. No change to code

Next Steps

- Receive direction from committee on accessory dwelling units in single family districts
- If directed to proceed, add to Zoning Ordinance Committee (ZOC) work program

Appendix

Accessory Dwelling Units

- Current code does not allow or define an accessory dwelling unit (ADU). However, an ADU is commonly considered as:
 - An **additional dwelling unit** on a **single family lot** that is **independent of the primary dwelling** unit, is usually subordinate to the main dwelling unit, and **for rent**.

Current Code

Residential Districts:

Single Family Districts

- One dwelling unit per lot

Duplex Districts

- Two attached dwelling units per lot

Multifamily Districts

- Three or more dwelling units per lot

Family means individuals living together as a single housekeeping unit in which not more than four individuals are unrelated to the head of the household by blood, marriage, or adoption.

Dwelling Unit means one or more rooms designed to be a single housekeeping unit to accommodate one family and containing one or more kitchens, one or more bathrooms, and one or more bedrooms.



Current Code

Approved by Board of Adjustment

Additional dwelling units are governed by the Accessory Structure Regulations - 51A-4.209(b)(6)(E)(vii):

- Cannot exceed height of the main building
- Floor area of each accessory structure (excluding parking area) shall not exceed 25% of the main building
- Floor area of **all** accessory structures (excluding parking area) shall not exceed 50% of the main building's floor area, and
- Shall be compatible in exterior siding, roofing, roof pitch, foundation fascia and fenestration of the main building. ("Compatible" means similar in color, material, pattern, quality, etc.)

* Revised on 5/11/2005 by Ordinance No: 25977

Code Compliance

Non-owner occupied Rental Program

- Non-Owner Occupied Rental Program (NORP) was approved by the Dallas City Council on December 9, 2009 and became effective as of February 1, 2010
- NORP is for single family or multi-tenant homes that are either leased or rented and occupied by someone other than the owner of the property
- Owners of occupied rental property to register annually and pay a \$17 fee per rental property
- Renewal fee for a certificate of registration for a property is \$0 if the property was free of any confirmed structural code violations during the previous registration period
- Additional information can be found at:
<http://dallascityhall.com/departments/codecompliance/Pages/NonownerOccupied.aspx>

Index Cities

	Austin	Baltimore	Boston	Columbus	El Paso	Fort Worth	Philadelphia	Phoenix	San Antonio	San Jose	San Diego	*Vancouver, Canada
Additional Dwelling Unit allowed in Single Family District	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rental Allowed:	Y	N	N	N	Y	N	Y	N	Y	Y	Y	Y
Owner Occupancy on same lot	N	N/A	N/A	N/A	Y	N/A	Y	N/A	Y	Y	Y	N
ADU size regulations	Y	N/A	N/A	N/A	Y	N/A	Y	N/A	Y	Y	Y	Y
Lot size, set back requirements	Y	N/A	N/A	N/A	Y	N/A	Y	N/A	Y	Y	Y	Y
Additional or separate utility and sewer connections allowed	Y**	N/A	N/A	N/A	U	N/A	N	N/A	N	U	U	Y
Parking requirements	Y	N/A	N/A	N/A	Y	N/A	N	N/A	Y	Y	Y	Y
Design requirements	U	N/A	N/A	N/A	Y	N/A	U	N/A	Y	Y	Y	Y
Y - Yes												
N- No												
U - Unknown												
** City of Austin allows property owner to choose either to connect the utilities to the primary dwelling unit or keep them separate.												
N/A - Not Applicable												
* Not an Index Cities												

Surrounding Cities

	Allen	Arlington	Cedar Hill	Duncanville	Fort Worth	Gaillard	Grand Prairie	Irving	Mesquite	McKinney	Plano	Richardson
Additional Dwelling Unit allowed in Single Family District	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Rental Allowed:	N	N	N	N	N	N	N	N	N	N	N	N
Owner Occupancy on same lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ADU size regulations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot size, set back requirements	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Additional or separate utility and sewer connections allowed	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Parking requirements	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Design requirements	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Y - Yes												
N- No												
N/A - Not Applicable												

Austin, TX

Permit requirement	Yes
Attached and Detached	Attached and Detached ADUs
Owner occupancy	not required
Number of occupants	unknown
Lot size	Attached ADU min. lot area 3,000 sq. ft; Detached ADU min. lot area 7,000 sq. ft
ADU Size	Detached ADU: 30 feet, maximum two stories
ADU Height	Compliance with the required setbacks of the primary structure required by the underlying zoning district.
Setback requirements	at least 15 feet to the rear of the PDU
Utility and sewer connections	Property owner can choose either to connect the utilities to the primary dwelling unit or keep them separate
Parking	Dwelling unit less than 6 bedroom, min. of one parking, Dwelling unit with more than 6 bedrooms, one parking per each bedroom.
Design	Unknown
Additional requirements	Recently City Council amended ADU regulations to: increase the maximum gfa of the ADU, location of the ADU, parking requirements, etc.,
ADU – Accessory Dwelling Unit; PDU - Primary Dwelling Unit; ROW - Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area	

El Paso

Attached and Detached	Attached and Detached
Owner occupancy	Property owner must occupy either the PDU or ADU. One year of temporary absence period is allowed.
Number of occupants	unknown
Lot Size	minimum lot area is 5,500 sq.ft
ADU Size	lot area between 5,500 sf to 8,000 sq. ft - max ADU 800 sq.ft of gfa lot area above 8,000 sq ft - max ADU 1,200 sq.ft of gfa Only one bedroom per ADU. Only one ADU in a lot with SF Attached ADU is NOT allowed in a lot with Duplex or Multifamily
ADU Height	only one story or 15 feet in height
Setback requirements	attached ADU shall be located a minimum of 10 ft from any property line except that when the rear property line abuts an alley with a minimum ROW of 20 ft, the rear setback for an ADU can be reduced to 0 ft, when the rear property line abuts an alley with ROW less than 20 ft, or reduction is approved by the Traffic Engineer.
Utility and sewer connections	No
Parking	one parking per residential use - no specifications for the ADU
Design	Consistent with PDU in scale, material, color, roof pitch, siding, and window proportions.
Additional requirements	Windows are not permitted on the walls of an ADU that is within 10 ft of property line abutting a residential use
ADU – Accessory Dwelling Unit; PDU - Primary Dwelling Unit; ROW - Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area	

Philadelphia

Building Permit requirement	Yes
Attached and Detached	Allows attached and detached ADU.
Owner occupancy	<ul style="list-style-type: none"> • PDU or ADU must be occupied by the owner. • Before the CO of the ADU, the property owner shall record an affidavit and deed restriction, stating that the property owner will reside on the property (either in PDU or ADU)
Lot size	One ADU per lot - ADU is permitted on lots occupied by single detached and semi-detached houses.
ADU Size	Floor area of an ADU shall not exceed 800 sf
ADU Height	ADU shall not exceed 15 feet in height
Setback requirements	ADU are subject to all applicable regulations of the zoning district in which they are located
Parking	no additional parking is required
Additional information:	
<ul style="list-style-type: none"> • ADU located in a historic district or located on a lot that is listed on the Philadelphia Register of Historic Places is subject to review by the Historical Commission. • Only one entrance to a detached or attached ADU may be located on the front façade that faces a street, unless the house contained an additional street- facing entrance before the ADU was created. • Total area of trash and recycling storage areas may not exceed 25% of the gross floor area in the PDU. 	
<ul style="list-style-type: none"> • ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area 	

San Antonio

Building Permit requirement	Yes
Attached and Detached	Attached and detached
Owner Occupancy	<ul style="list-style-type: none"> • Property owner must occupy either the principal unit or the accessory dwelling as their permanent residence • Property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the accessory dwelling • Existence of the accessory dwelling unit shall be recorded with the county recorder and additional covenants as required
Lot Size	only one ADU per lot.
ADU Size	Minimum of 300 sq. ft and maximum of 800 sq.ft . Attached ADU shall not exceed forty (40) percent of the building footprint of the PDU. Only one bedroom is allowed in an ADU
Setback Requirements	shall be in compliance with the required setbacks of the primary structure required by the underlying zoning district. Additionally, the detached ADU shall require a minimum setback from the rear and side property lines of five (5) feet
Utility and sewer connections	ADU shall be connected to the central electrical, water and sewer system of the PDU. This provision does not apply to the electrical service if the distance between the PDU and ADU is greater than one hundred (100) lineal feet.
Parking	Parking areas shall be located behind the front yard
Design	Consistent architectural design, style, appearance and character of the PDU including roof pitch, siding and window proportions.
Additional information:	<ul style="list-style-type: none"> • Total number of occupants in an detached an ADU is 3; in an attached ADU - its 1 person per 200 sq.ft of gfa. • ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area

San Diego

Building Permit requirement	Yes
Attached and Detached	Allows attached and detached ADU.
Owner occupancy	Record property owner enter an agreement with the City (agreement acceptable to the City Attorney Office): <ul style="list-style-type: none"> • ADU and PDU cannot be sold separately • record owner shall reside in the PDU or ADU • this agreement is recoded with the deed.
Lot size	One ADU per premises
ADU Size	The gfa of the ADU shall not exceed 700 sq feet
ADU Height	Attached ADU (above the garage): max height for flat-roofed structure is 21 feet and the max structure height is 30 feet for sloped roofed structure
Setback requirements	unknown
Utility and sewer connections	unknown
Parking	one standard off street parking is required per bedroom. Off street parking shall not be located into eh area between the street wall and the front property line.
Design	ADU entrance shall not be located on the building street wall or within the front 50% of the street.
Additional information:	
<ul style="list-style-type: none"> • gfa of the ADU shall be included in the floor area ration calculation of the premises. • One tree (24 inch) shall be planted in the front yard of the premises/ in the abutting parkway -existing tree of 15 ft height and 15ft width can satisfy the requirement 	
<ul style="list-style-type: none"> • ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area 	

San Jose

Building Permit requirement	Yes
Attached and Detached	Allows attached and detached ADU for rental and additional income purpose; allowed in R1 and PD
Owner occupancy	Owner occupancy is required in the PDU or ADU. Evidence and declaration of owner occupancy before the permit is issued for the ADU
Lot size	Minimum lot sizes <ul style="list-style-type: none"> • Attached unit – 6,000 sq. ft. • Detached unit – 8,000 sq. ft.
ADU Size	<ul style="list-style-type: none"> • lot with 9,000 sq.ft or less - Max ADU size 600 sq ft • lot between 9,001 sq.ft - 10,000 sq.ft s - Max ADU size 650 sq ft • lot above 10,001 sq.ft - Max ADU size 700 sq ft
ADU Height	Detached ADU shall be limited to a maximum of one (1) story and eighteen (18) feet in height, with an average roof height of no greater than fourteen (14) feet
Setback requirements	Follow the setback requirements of the zoning district in which the ADU is located. ADU shall have a minimum rear setback of fifteen (15) feet, provided that such ADU shall not occupy more than fifty (50) percent of the area between the rear setback otherwise required and said fifteen-foot rear setback
Parking	One (1) additional on-site parking space, in addition to the two (2) required on-site parking spaces for the single-family dwelling, is required for a secondary dwelling.
Design	Constructed with facade materials identical in color, and similar in texture and appearance to the PDU, including: roofing, siding, and windows and doors. ADU should match roof pitch and roof form of the PDU. Front door of any attached ADU shall not be located on the same facade as the front door of the PDU if that facade fronts onto a street.
Additional requirements	<ul style="list-style-type: none"> • Full kitchen (sink, food storage, permanent cooking facilities) and full bathroom is required. Only one bedroom and one bathroom is allowed. Maximum size of the bedroom is 400 sq. ft • cumulative total of the rear yard covered by the secondary dwelling, accessory buildings, and accessory structures, except pools, cannot exceed forty (40) percent of the rear yard.
	• ADU – Accessory Dwelling Unit; PDU - Primary Dwelling Unit; ROW - Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area

Vancouver

Building Permit requirement	Yes
Attached and Detached	Attached and Detached
Owner occupancy	It can be managed by a management company. However requires a submission of "owner undertaking letter" by the owner or the management company.
Lot size	Minimum lot size of o 33 ft. X 122 ft. (4,026 sq. feet) - minimum ADU size of 280 sq.ft
ADU Size	efficiency/one bedroom to maximum two bedroom ADU
ADU Height	<ul style="list-style-type: none"> • one story and partial second story ADU are allowed. • height of a one story ADU must not exceed 3.7 meters (12.1 foot) height, measured to the highest point of the roof. • no portion of one story ADU shall exceed 4.6 m (15 ft) in height.
Utility and sewer connections	<ul style="list-style-type: none"> • before issuing a permit for the ADU, utility inspection will be conducted to meet the future capacity • additional flat fees for water, sewer, garbage and recycling for the ADU (will be part of the annual property tax).
Parking	<ul style="list-style-type: none"> • houses built before April 20, 2014 - one onsite parking; • houses built after April 20, 2004 - two onsite parking (one for the PDU and one for the ADU)
Design	<ul style="list-style-type: none"> • Specific guidelines are provided focusing on the access and overlook of the ADU, specifically from the upper lever. • Required to follow guidelines related to the window placement, scale and massing. • ADU on short lots, the roof form, building orientation and widow size and placement should be sensitive the to the relative proximity of neighboring residences.
<ul style="list-style-type: none"> • ADU – Accessory Dwelling Unit; PDU- Primary Dwelling Unit; ROW- Right-of-Way; Sq.ft – Square feet; ft – feet; gfa – gross floor area 	

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: February 24, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: N/A

SUBJECT

Authorize the first amendment to the contract with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for an Innovation Center for the period October 1, 2015 through September 30, 2016 - Not to exceed \$150,000, from \$15,599,144 to \$15,749,144 - Financing: Department of State Health Services Grant Funds

BACKGROUND

Since 1974, the Department of State Health Services (DSHS) has funded the Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) in Dallas. The WIC Program provides nutritious food, nutrition education, breastfeeding promotion and support, and referrals to health and social services. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women. WIC is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. In Dallas County, the WIC Program is administered by the City of Dallas, Housing/Community Services Department.

This item authorizes the acceptance of additional grant funds, increasing the total contract budget by \$150,000 for the WIC Innovation Center in DSHS funding award letter dated January 14, 2016. The total expenditures pursuant to the first amendment are not to exceed \$150,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$15,599,144 on October 14, 2015, by Resolution No. 15-1871.

Information about this item will be provided to the Housing Committee on February 16, 2016.

FISCAL INFORMATION

\$150,000 - Department of State Health Services Grant Funds

February 24, 2016

WHEREAS, on October 14, 2015, City Council authorized a contract for the Special Supplemental Nutrition Program for Women, Infants and Children Program in the amount of \$15,599,144, by Resolution No. 15-1871; and

WHEREAS, the Department of State Health Services has awarded additional grant funds in the amount of \$150,000 for the continuation of the City of Dallas Women, Infants and Children (WIC) Program; and

WHEREAS, there is a continued need for the Special Supplemental Nutrition Program for Women, Infants and Children, funded through the Department of State Health Services;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That following approval as to form by the City Attorney, the City Manager is hereby authorized to execute the first amendment to the contract (Contract No. 2016-048796-0001 and CFDA No. 10.557) with the Department of State Health Services to accept additional grant funds awarded for the continuation of the Special Supplemental Nutrition Program for the Women, Infants and Children Program for an Innovation Center for the period October 1, 2015 through September 30, 2016, in an amount not to exceed \$150,000 from \$15,599,144 to \$15,749,144, and execute any and all documents required by the contract.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1825, Revenue Source 6509 in an amount not to exceed \$150,000.

Section 3. That the City Manager is hereby authorized to increase appropriations in the amount of \$150,000, from \$15,599,144 to \$15,749,144 in Fund F470, Dept. HOU, to be established in Unit 1825, various Object Codes, according to the attached Schedule.

Section 4. That the Chief Financial Officer is hereby authorized to disburse grant funds from the Department of State Health Services in Fund F470, Dept. HOU, Unit 1825, various Object Codes, according to the attached Schedule in an amount not to exceed \$150,000.

Section 5. That the City Manager is hereby authorized to reimburse to the Department of State Health Services any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

February 24, 2016

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

Section 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: February 24, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Housing/Community Services
CMO: Alan Sims, Chief of Neighborhood Plus, 670-1611
MAPSCO: 46R V

SUBJECT

Authorize a public hearing to be held on March 23, 2016 to receive comments on the proposed sale of ten unimproved properties (list attached) acquired by the taxing authorities from the Sheriff to South Dallas Fair Park Inncity Community Development Corporation, a qualified non-profit organization, under the HB110 process of the City's Land Transfer Program and the release of the City's non-tax liens included in the foreclosure judgment and post-judgment non-tax liens, if any - Financing: No cost consideration to the City

BACKGROUND

The HB110 process of the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions.

Property eligible for the HB110 process of the City's Land Transfer Program must to be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed. The quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code. Per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records. Prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public.

BACKGROUND (continued)

South Dallas Fair Park Inncity Community Development Corporation (ICDC) submitted a proposal to construct ten (10) single-family homes containing approximately 1,350 square feet on the ten unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached to the resolution, for purchase by a low to moderate income homebuyers at a proposed sales price of approximately \$102,000 with construction to begin in March 2017.

This item calls for a public hearing on March 23, 2016, at 1:00 PM in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, to allow the public an opportunity to comment on the proposed sale of the ten unimproved properties to ICDC. At the close of the public hearing, the City Council will be asked to authorize the sale of the properties to ICDC by quitclaim deeds and the release of the City's non-tax liens included in the foreclosure judgment and the post-judgment non-tax liens, if any.

In conformance with the Code, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Information about this item will be provided to the Housing Committee on February 16, 2016.

FISCAL INFORMATION

No cost consideration to the City

MAP

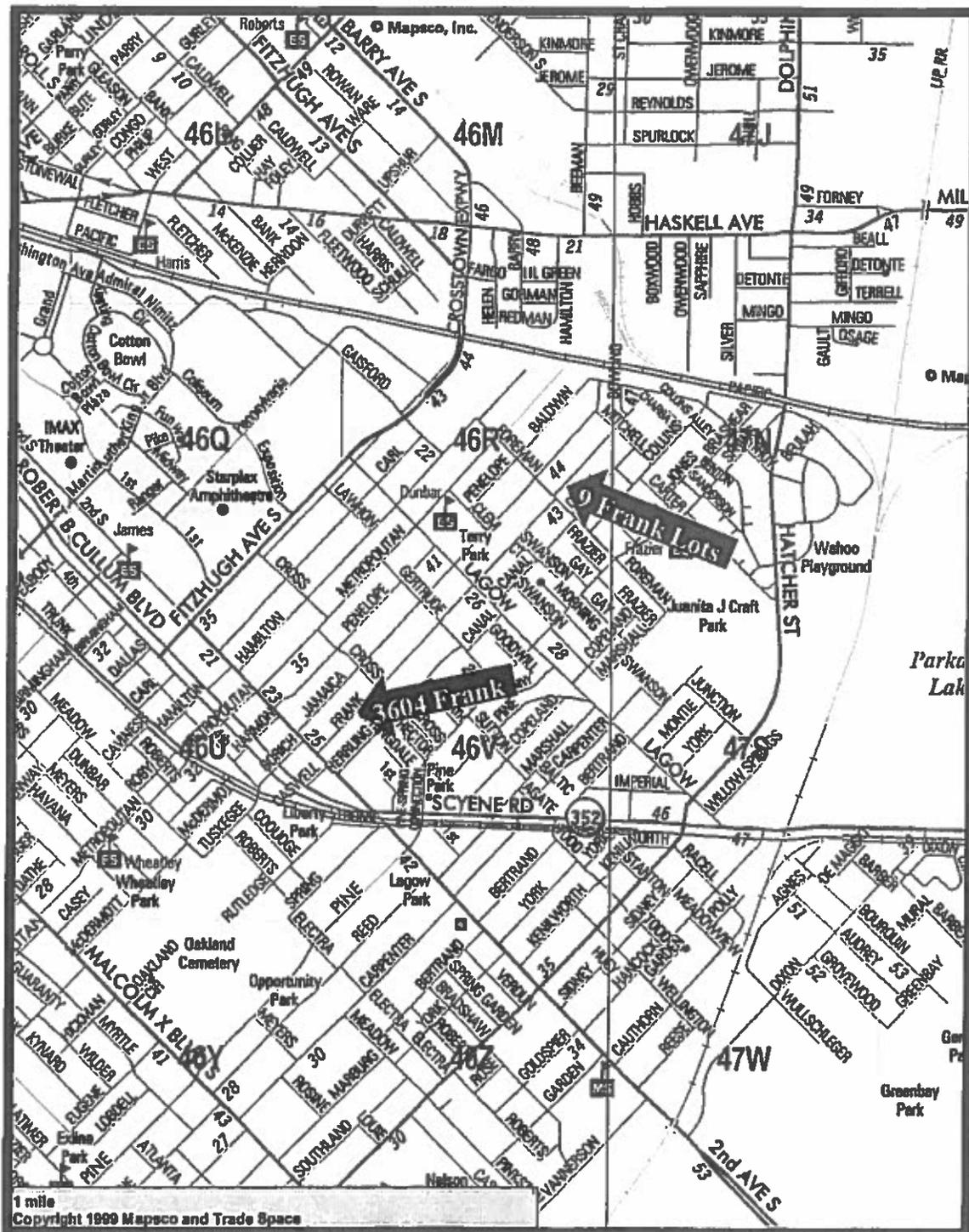
Attached

Tax Foreclosure and Seizure Property Resale

<u>Parcel No.</u>	<u>Address</u>	<u>Non-Profit Organization</u>	<u>Mapsco</u>	<u>DCAD Amount</u>	<u>Sale Amount</u>	<u>Vac/ Imp</u>	<u>Zoning</u>
1.	3604 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46V	\$5,000	\$1,000.00	V	PD-595
2.	4347 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$10,160	\$1,000.00	V	PD-595
3.	4405 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
4.	4409 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
5.	4414 Frank	South Dallas Fair Park Innerscity Community Development Corporation	46R	\$3,750	\$1,000.00	V	PD-595

Tax Foreclosure and Seizure Property Resale

Parcel No.	Address	Non-Profit Organization	Mapsco	DCAD Amount	Sale Amount	Vac/ Imp	Zoning
6.	4415 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
7.	4418 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
8.	4435 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
9.	4431 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595
10.	4519 Frank	South Dallas Fair Park Inncity Community Development Corporation	46R	\$5,000	\$1,000.00	V	PD-595



MAPSCO 46R & 46V

February 24, 2016

WHEREAS, the City's Land Transfer Program, in accordance with Section 2-26 of the Dallas City Code ("Code") and with Section 253.010 of the Texas Local Government Code, permits the City to sell land, which the City has acquired as a trustee, for itself and the other taxing jurisdictions, from the Sheriff pursuant to the tax foreclosure process, to a qualified non-profit organization for the purpose of providing affordable housing, subject to the consent of the other taxing jurisdictions; and

WHEREAS, property eligible for the HB110 process of the City's Land Transfer Program must be sold by quitclaim deed and include a possibility of reverter and right of re-entry, triggered under certain conditions, including if construction of affordable housing is not completed on the property within three years of the non-profit's receipt of the quitclaim deed; and

WHEREAS, the quitclaim deed must also include deed restrictions that ensure the desired development of the property and maintain the affordability of the property as required by the Code; and

WHEREAS, per the Code, the sales price of each property is \$1,000 for up to 7,500 square feet of land plus \$0.133 for each additional square foot of land, which amount is distributed by the City to both the City and the other taxing jurisdictions in accordance with Section 34.06 of the Texas Tax Code, plus an amount equal to the actual fees charged for recording the Sheriff's deed and the quitclaim deed in the real property records; and

WHEREAS, prior to the approval of any sale, the Code requires that the City Council hold a public hearing to receive comments on the proposed sale of land and provide certain notices to the public; and

WHEREAS, South Dallas Fair Park Inncity Community Development Corporation (ICDC) submitted a proposal to construct ten (10) single-family homes containing approximately 1,350 square feet on the ten unimproved HB110 process-eligible, Land Transfer Program properties, identified on Exhibit A, attached hereto, for purchase by low to moderate income homebuyers at a proposed sales price from approximately \$102,000 with construction to begin in March 2017; and

WHEREAS, at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing will be placed on the property, notification of the public hearing will be mailed to property owners within 200 feet of the property, and notice of the public hearing will be published in the Dallas Morning News;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

February 24, 2016

Section 1. That the public hearing shall be held at 1:00 p.m. on March 23, 2016 in the City Council Chambers, Dallas City Hall, 6th floor, 1500 Marilla Street, Dallas, Texas, at which time any interested person may appear and speak for or against the proposed sale by quitclaim deeds of ten (10) unimproved properties, identified on Exhibit A, acquired by the taxing authorities from the Sheriff to ICDC, a qualified non-profit organization, in accordance with the HB 110 process of the City's Land Transfer Program.

Section 2. That at least ten calendar days prior to the public hearing, a sign indicating the time and place of the public hearing shall be placed on the property, notification of the public hearing shall be mailed to property owners within 200 feet of the property, and notice of the public hearing shall be published in the Dallas Morning News.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

EXHIBIT "A"

LAND TRANSFER PROPERTIES				
PARCEL NUMBER	STREET/ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT
1	3604 Frank Lot 11, F.C. Herrlings Addition Block I/1828	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
2	4347 Frank Lot 22, Mayers Second Avenue Addition Block H/1852	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
3	4405 Frank Lot 43, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
4	4409 Frank Lot 42 & Southwest Part of Lot 41, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
5	4414 Frank Lot 5, Magnolia Park Addition Block D/2434	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
6	4415 Frank Lot 40 & Northeast 15 Feet of Lot 41, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
7	4418 Frank Lot 6, Magnolia Park Addition Block D/2434	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
8	4435 Frank Lot 36, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
9	4431 Frank Lot 37, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
10	4519 Frank Lot 31, Magnolia Park Addition Block B/2432	South Dallas Innerscity Community Development Corporation	1	\$1,000 00
TOTAL				\$10,000.00

Memorandum



CITY OF DALLAS

DATE February 12, 2016

TO Housing Committee Members: Scott Griggs, Chair, Carolyn King Arnold, Vice-Chair, Mayor Pro-Tem Monica R. Alonzo, Tiffinni A. Young, Mark Clayton, and Casey Thomas, II

SUBJECT **Upcoming Addendum Agenda Item on the February 24, 2016 Council Agenda – Authorize an amendment to Resolution No. 15-0780 approved on April 22, 2015 for a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation for construction of four affordable single family homes for the Townhomes Project to be located at 2825 South Boulevard.**

This item authorizes an amendment to Resolution No. 15-0780, previously approved on April 22, 2015, for a housing development loan in an amount not to exceed \$200,000 with Southfair Community Development Corporation for construction of four affordable single family homes for the Townhomes Project to be located at 2825 South Boulevard to (1) increase the loan amount to \$290,000; (2) allow the forgiveness of debt as each unit is sold to a low-income homebuyer; and (3) to extend the loan agreement completion date from June 22, 2016 to June 22, 2017.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Alan E. Sims'.

Alan E. Sims
Chief of Neighborhood Plus

c: The Honorable Mayor and Members of the City Council
A. C. Gonzalez, City Manager
Rosa A. Rios, City Secretary
Warren M.S. Ernst, City Attorney
Craig Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P. E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor and Council